



GRASSROOTS
REALTY GROUP

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32 Evanscove Heights NW
Calgary, Alberta

MLS # A2264856



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Steam Room		

Inclusions: N/A

Discover exceptional value and space at 32 Evanscove Heights NW, an air-conditioned, fully developed 5-bedroom home with a steam shower that checks every box for family living. From the moment you step inside, you'll appreciate the thoughtful layout and pride of ownership. The main level blends style and function with an open concept design, a generous kitchen island overlooking the dining and living room, a versatile front flex room perfect for an office or formal dining, and a handy walkthrough pantry leading to a combined laundry/mudroom with direct access to the garage. Upstairs offers plenty of room for everyone with four generous bedrooms and a bright bonus room. The primary suite is a true retreat with a walk-in closet and a spa-like 4-piece ensuite complete with a soaker tub and separate shower. The professionally finished basement (completed in 2024) adds incredible extra space, featuring a large bedroom with a walk-in closet, a 3-piece bathroom with a luxurious steam shower, and a spacious rec room ideal for a play area, home gym, or man cave. Step outside to the oversized backyard where a two-tier deck and patio create the perfect setting for summer BBQs and outdoor entertaining. With so many recent updates, all you need to do is move in and enjoy: New AC 2023, Water heater 2023, 2 gas lines to each side of deck 2023, professionally developed basement with a steam shower 2023, Gemstone Lights 2023, garage opener 2022, washer and dryer 2025, new stove and fridge 2022. And if all that wasn't enough, the roof and siding are being redone this month with Iko 50-year shingles and a full wrap of siding. Book your private showing today!