



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14 Evansfield Road NW
Calgary, Alberta

MLS # A2267006



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating: High Efficiency, Fireplace(s), Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: NONE

Welcome to this beautifully maintained detached home in the sought-after northwest community of Evanston, offering over 2,400 sq. ft. of comfortable living space. Step inside to discover a bright and open main floor featuring elegant hardwood flooring, 9’ ceilings, and a spacious living room complete with a cozy gas fireplace. The chef’s kitchen is designed for both style and function, boasting a raised island, stainless steel appliances, and a walk-through pantry for added convenience. A den/home office on the main floor provides the perfect space for work or study. Upstairs, you’ll find four generous bedrooms, including a luxurious primary suite with a 5-piece ensuite showcasing a soaker tub and separate shower. The bonus room offers extra space for family entertainment, while the upper-floor laundry adds everyday practicality. The unfinished basement is ready for your personal touch — ideal for future development or storage. Recent upgrades include 13 brand-new windows, new roof shingles, a new fridge, and a new stove, ensuring peace of mind for years to come. Enjoy the convenience of a double attached garage, proximity to playgrounds, shopping plazas, and schools, and easy access to 144 Avenue for quick commuting. Don’t miss your chance to own this fantastic family home in a prime location .