



**193 Evansridge View NW
Calgary, Alberta**

MLS # A2283818



\$999,000

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|------------------|--|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,963 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Double Garage Attached, Front Drive, Insulated, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Jetted Tub, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Radon Fan

Rare 7-bedroom home is Situated on a premium corner-lot with south-facing backyard, ample parking and impressive curb appeal, This 2962 sq ft home combines size, flexibility, and thoughtful design in one of NW Calgary's most sought-after communities. Offering space, functionality, and versatility for large or multi-generational families. This beautifully designed home features a total of 7 bedrooms, including a RARE MAIN FLOOR BEDROOM paired with a full bathroom—ideal for guests, extended family, or a home-based business setup. The main floor boasts a bright and spacious layout complete with a private office, expansive living room with vaulted Ceiling, and an open-concept kitchen and dining area perfect for entertaining. The living room is highlighted by a cozy gas fireplace with elegant maple built-in cabinetry, adding warmth and character to the space. The kitchen offers generous storage with two pantries, modern finishes, high cfm Sakura Hoodfan, Gas Cooktop, Stainless Steel Appliances and seamless flow into the dining area. A convenient mudroom provides practical everyday organization. Upstairs, you'll find 4 generously sized bedrooms, including a luxurious primary retreat featuring a large walk-in closet and a spa-inspired 5-piece ensuite with a Custom Shower and 10 Mil Shower Glass door. A full 4-piece bathroom serves the additional bedrooms. The massive bonus room offers endless possibilities for a media room, play area, or additional family lounge. A dedicated upper-floor laundry room adds everyday convenience. The fully developed basement expands your living space even further, offering 2 additional bedrooms, a spacious living area, a SECOND KITCHEN, an additional laundry area, and a versatile flex room that comes with a closet. Step outside to enjoy the large backyard and deck, ideal for

summer gatherings and outdoor relaxation. Home also comes Freshly Painted. A Brand NEW ROOF, 16x8 Garage door, Fenced, Landscaped, Radon Fan installed, storage Shed, bbq gas line, and built in garage shelving. Close to Schools, Shopping, Playground, Walking paths and easy access to major roads.