



**87 Evanswood Circle NW  
Calgary, Alberta**

**MLS # A2289611**



**\$719,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Garden Shed, BBQ, Hot Tub, Patio Furniture, Gazebo, Dishwasher in Basement, Electric Fire Place in Basement, Shelves in Basement and Garage

Beautiful 2 storey house with double attached garage. Perfect family home. 4 bedrooms in total, 3 & 1/2 bathrooms. Extremely clean and very well maintained. Main floor features gourmet kitchen with upgraded appliances and granite counter tops, spacious living room with stone fireplace, good size dining room with patio door leading to a large deck on sunny west backyard. Big master bedroom upstairs with elegant ensuite bathroom, 2 good size kids room, main bathroom, bonus room and upstairs laundry room. Professionally finished basement with large family room, wet bar, additional bedroom and full bathroom. A lot of upgrades in this lovely home like big windows for brightness, 9 foot ceiling, new roof (2025), newer (2022) hot water tank, new toilets, new smoke detectors, new exterior paint, newly painted deck. Big pie shaped backyard with a nice landscaping. Perfect location on a quiet and safe street, walking distance to shopping plaza, schools and parks.