



**14 Evansfield Road NW  
Calgary, Alberta**

**MLS # A2293190**



**\$749,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained family home in the sought-after community of Evanston, offering 4 bedrooms + Den, 2.5 baths, and over 2,400 sq ft of comfortable living space with thoughtful recent upgrades throughout. Step inside and discover elegant hardwood flooring throughout the main level and impressive 9-foot ceilings creating a bright, open atmosphere. The heart of the home is the chef-inspired Kitchen, designed for both style and function with abundant counter space, quartz countertops, breakfast bar, stainless steel appliances including newly purchased stove and fridge (Nov 2025), and a convenient walk-through pantry for added storage and easy flow. The spacious Living room is anchored by a cozy gas fireplace with tile surround, perfect for family gatherings and relaxing evenings. The generous Dining room features a door opening to the Deck, seamlessly blending indoor and outdoor living for entertaining. A French door Den provides the perfect private workspace or study—ideal for working from home. The upper level showcases an exceptional south-facing Bonus room with 9-foot ceilings and four windows bathing the space in warm natural sunlight—offering extra space for family entertainment, home theatre, or playroom. An elegant 5-piece bathroom with double vanity sits conveniently adjacent to the Bonus room. Three well-sized bedrooms follow, offering flexible space for family or guests. The luxurious Primary suite provides a peaceful retreat at the rear of the home, featuring a walk-in closet and a stunning 5-piece ensuite with double vanity, soaker tub, and separate shower. Upper-floor laundry adds everyday practicality. The unfinished basement is ready for your personal touch with bathroom rough-in and two large windows providing natural light—ideal for future development, recreation area, or additional

storage. Step outside to your backyard with convenient back lane access, while an attached double garage offers ample parking and storage. Recent upgrades include 13 brand-new windows, new roof shingles, newly installed hot water tank (Jun 2025), and newly purchased kitchen appliances (Nov 2025)—ensuring peace of mind for years to come. Located in family-friendly Evanston, with schools, parks, playgrounds, soccer fields, and baseball diamonds all nearby. Shopping plazas offer everyday convenience just moments away, with easy access to 144 Avenue and major roadways for quick commuting across the city. This is a fantastic opportunity to own a well-maintained family home with modern upgrades in one of Calgary's most desirable Northwest communities!