



**112 Evanston View NW
Calgary, Alberta**

MLS # A2295444



\$725,000

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|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,979 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, F | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)

Inclusions: Heat Pump, Electric Fireplace, TV mounts

****OPEN HOUSE SATURDAY MAY 2ND ~ 1PM - 4PM****Imagine no electricity bill, or even getting paid for the electricity your house creates! This could be your new reality with this fully upgraded home equipped with solar panels and a heat pump. Situated on an extra-large corner lot with only one neighbour beside you. Offering nearly 2,800 developed square feet this home shows pride of ownership throughout and provides a functional well thought out layout. As you enter you are immediately greeted by a grand front foyer with an open to above, fresh tiled floors and gleaming hardwood. The kitchen is a focal point with rich espresso cabinets, upgraded stainless steel appliances, a timeless tile backsplash, gorgeous quartz counters, and a granite sil sink. It opens to the spacious dining room with plenty of windows that draw in the natural light. Enjoy direct access off your dining room to your large backyard with an expansive two-tier deck, convenient gas line, outdoor fire pit, and ample space for gardening and outdoor activities! Adjacent to the dining room is the inviting living room highlighted by a modern gas fireplace and stone detail. Also on the main floor, an updated powder room is tucked away, along with the mudroom that conveniently features the washer and dryer. Upstairs a large bonus room at the rear is the perfect place for a playroom, home office, or additional living room. Ideal for games night or movies with your family. The primary room is a true sanctuary, looking onto your backyard. Offering a walk-in closet with built-ins, and a luxurious ensuite with a massive freestanding tub, stunning tile detail, and a large shower with 10 mm glass. Two additional well sized bedrooms and a well-appointed 4pc bath complete this level. The finished lower level adds a rec room including an electric fireplace, a dedicated gym area, a 4th bedroom

and updated 3pc bath with relaxing steam shower! This home is in the highly sought-after community of Evanston! Ideally located close to shopping, transit, major roadways, parks, paths, 3-minute drive to the new middle school and steps to the local elementary school. View the virtual tour or schedule your private showing today.