



**42 Evansford Grove NW  
Calgary, Alberta**

**MLS # A2131567**



**\$735,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Landscaped, Street		

<b>Heating:</b>	Forced Air	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning 4-bedroom, 3.5-bathroom home spanning 1927 square feet in the desirable community of Evanston. This fully finished residence backs onto a lush green space and is just steps away from an off-leash dog area, offering a serene and pet-friendly environment. The main floor features a cozy natural gas fireplace, creating a warm and inviting living space. Upstairs, you'll find a HUGE bonus room, perfect for family gatherings or a recreational area. The fully finished basement includes an additional bedroom, providing extra living space and flexibility for guests or family members. The property boasts a large deck, ideal for outdoor entertaining, and a beautifully landscaped yard, enhancing the overall appeal of the home. Located in a quiet area of Evanston, residents can enjoy an abundance of amenities and convenient access to local services. This home perfectly combines comfort, style, and a prime location. The roof was replaced in 2022. Laundry services are ready to go also in the basement.