



**60 Evansborough Green NW
Calgary, Alberta**

MLS # A2136636



\$868,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home		

Inclusions: Refrigerator, Dishwasher, Microwave, Stove, Washer, Dryer, All Window Coverings, Garage Door Opener with Controls, A/C Unit, Vacuum System Plus Attachments, Shed, Water Filtration System, Garage Cabinets

Back on market due to financing. Executive custom built 2 storey, air conditioned home in showhome condition with a fully developed basement and Hardie Board siding exterior. Located within steps from the ravine and walking distance to schools. Total of 4 bedrooms plus an office, bonus room, and 4 bathrooms. Very bright and open plan. Extensive upgrades throughout, such as upgraded window coverings. The main floor consists of a main floor office with double doors and built-ins. The gourmet kitchen comes fully equipped with a centre island, quartz countertops, designer tile backsplash, stainless steel appliances, as well as a walkthrough pantry and mudroom. The kitchen opens to a large dining area and great room with a gas fireplace. Patio doors lead out from the dining area to a large duradek and landscaped backyard with a shed and underground sprinkler system. Upstairs, the large primary bedroom has a 5 piece spa-like ensuite that boasts a large soaker tub, oversized shower, and a his and hers walk-in closet. 2 other good sized bedrooms can be found upstairs as well as a conveniently placed laundry room with storage and a sink. The large bonus has vaulted ceilings and views of the ravine. Professionally developed basement with a large family room and media room with 7.2 surround sound system built in with upgraded sound dampening insulation above. The basement is complete with a large gym with built-ins, an additional bedroom, a 4 piece bathroom and storage room. Oversized double attached garage with built-ins. Pride of ownership shown throughout. Excellent family home. Exceptional value!