



**130 Evansmeade Close NW
Calgary, Alberta**

MLS # A2136980



\$695,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Level, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Any shelving that is affixed to walls in house and garage by screws

You've just found your home in Evanston! This home is situated on a HUGE fully fenced pie lot, with sunny and private east facing backyard with a large composite deck, large storage shed, a firepit, with mature trees and perennials. Roof was done in 2017. The Front attached garage has a 32' driveway, that's long enough to accommodate your RV, loading and unloading the trailer will be a breeze! This home is ready for summer, equipped with an upgraded furnace with Air Conditioning, the Main floor has beautiful hardwood floor, a gas fireplace and well laid out kitchen with lots of cabinetry. Laundry and Half bath are conveniently located on the main floor. Upstairs you will find a large Bonus Room, 2 Bedrooms, 4-piece Bath, and the generous primary Bedroom is complete with walk-in Closet & 4 piece Ensuite! Basement is fully developed with Bedroom, 3-piece Bathroom, a large Family Room, and has very usable space under stairs and in utility room with shelving for extra storage. This home is situated on a quiet cul-de-sac in an established community and has quick access to Stoney Trail. This detached home is less than a 5 minute walk to the K-4 school, with another K-6 CBE school and K-9 Catholic school right in the community as well as CBE 5-9 under construction, getting kids to school couldn't be easier! This home has it all and is ready for the next family to make awesome memories!