



**75 Evansview Point NW
Calgary, Alberta**

MLS # A2145348



\$829,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to your dream home in the prestigious Evanston Ridge! This stunning 3-bedroom, 2.5-bathroom residence sits on a generous pie-shaped lot at the end of a serene cul-de-sac, offering unparalleled privacy and breathtaking panoramic views. With over 2,100 square feet of living space, this home offers a perfect blend of modern style and comfort. Step inside and be greeted by a spacious, open-concept floor plan adorned with high-end finishes and upgraded features throughout. The main floor boasts 9-foot ceilings and wide plank hardwood floors that flow seamlessly. The heart of the home is the gourmet kitchen, featuring a large island, stainless steel appliances, and a convenient walk-through pantry. Adjacent to the kitchen is a formal dining area perfect for hosting dinner parties, and a cozy living room with a natural gas fireplace, flanked by large windows that flood the space with natural light. Upstairs, you'll find a versatile bonus room that offers stunning ridge views, ideal for a family entertainment area, a serene retreat or an additional bedroom. The primary bedroom is a true sanctuary, complete with a luxurious 5-piece ensuite, dual vanities, a deep soaking tub, and a spacious walk-in closet. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The outdoor space is an entertainer's paradise. Step out from the dining area onto a concrete patio, perfect for outdoor dining or enjoying summer evenings around the fire pit. The fully landscaped backyard, lined with mature trees, offers a tranquil oasis with a beautiful water feature and a natural gas BBQ line, ready for your outdoor gatherings. Living in Evanston Ridge means you have access to a wealth of amenities. Enjoy leisurely walks along the scenic pathways, let the kids play in nearby playgrounds, and take advantage of

the close proximity to shops and services at Symons Valley. This home combines luxury living with a community-oriented lifestyle, making it the perfect place to call home. Don't miss your opportunity to own this exceptional property in one of Evanston's most sought-after neighbourhoods. Schedule your private showing today and experience the beauty and charm of this magnificent home for yourself!