



**42 Evansford Grove NW
Calgary, Alberta**

MLS # A2150274



\$720,000

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

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.