



**131 Evansborough Common NW
Calgary, Alberta**

MLS # A2150543



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Rectangular Lot		

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

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Discover this stunning 2 Storey Home featuring 3+1 Bedrooms and 3.5 Bathrooms, offering 2,825 sq. ft. of beautifully developed living space in the desirable community of Evanston! | Sunny East facing Front Exposure and West Backyard | Hardwood floors & 9 feet high Ceilings on the Main Level | Granite Countertops in Kitchen & Baths | Open Staircase | 9.8 feet Vaulted Ceiling with Skylight in the Upper Level | A/C Home | Double Attached & Insulated Garage | Low maintenance Front Yard | *****CHECK OUT THE 3D VIRTUAL TOUR***** | Welcome to this upgraded home! As you walk in, you'll be welcomed by 9-foot ceilings and an inviting Foyer complete with a built-in bench. Gleaming Hardwood floors throughout the Living room, Dining room, and Kitchen. The spacious Living room boasts a cozy gas fireplace and seamlessly connects to the Dining area. Natural light floods the Dining room, which provides access to the Deck with a gas hookup, perfect for outdoor entertaining. The gourmet Kitchen is a chef's dream, equipped with stainless steel appliances, a gas stove, built-in oven, a center island with granite countertops, an eating bar & wine rack, a stylish backsplash, and a walk-through pantry. A convenient half bath completes this level. Ascending the open staircase, a Skylight illuminates the space. The Bonus room features a Vaulted ceiling and offers ample room for family gatherings. The Master Bedroom also boasts high vaulted ceilings, a generous walk-in closet, and a luxurious 5 pc ensuite with double vanity and soaking tub. Two additional spacious Bedrooms, each with walk-in closets, a Laundry room with a sink, and a 4 pc Bathroom complete this floor. The fully finished Basement is perfect for entertainment, featuring a large Rec room with a Wet bar, a 4th Bedroom, a full Bath, and plenty of storage space. Enjoy outdoor activities within your fully fenced

and landscaped Backyard, which includes a magnificent Tree House Playground where your children can spend countless hours playing outside. This home is conveniently located near playgrounds, parks with scenic walking trails, bus stops for convenient travel accommodations, Our Lady of Grace School, and St. Josephine Bakhita School. Don't Miss the opportunity to own this wonderful home!