



**122 Evanscove Circle NW
Calgary, Alberta**

MLS # A2150904



\$749,998

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: None

Wow! 2,294 sqft of living space! Welcome to your new home, nestled in the sought-after community of Evanston! This home boasts 4 bedrooms and 2.5 baths, encompassing over 2,200 square feet of living space. As you enter you will fall in love with an open concept floor plan that features 9’ceiling, expansive windows & spacious living room with a beautiful fireplace. The kitchen has stainless steel appliances and a centre island that is perfect for entertaining and flows into your dining room which is flooded in natural light and provides access to your back deck. Venture further into the upper floor and discover a versatile BONUS ROOM, poised to accommodate your unique lifestyle needs. Whether it becomes a cozy reading nook, a vibrant play area, or a serene yoga studio, the possibilities are endless. Accompanying the master retreat are three additional bedrooms, each thoughtfully appointed to offer privacy and comfort. Bathed in natural light, these rooms serve as tranquil havens for relaxation and rest. Evanston is more than just a neighbourhood, it's a vibrant community filled with friendly faces and endless opportunities for adventure. A great community to raise your family ,close to school , park, playground, shopping and other amenities. Easy access to major roads. ***VIRTUAL TOUR AVAILABLE***