



**87 EVANSVIEW Point NW**  
**Calgary, Alberta**

**MLS # A2151234**



**\$775,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** GARDEN SHED

Discover your new sanctuary in this impeccably crafted home nestled in a serene cul-de-sac! Boasting 3 bedrooms plus a bonus room upstairs. Master bedroom has a luxurious 5-piece master ensuite, electric toilet seat ready, with a walk-in closet, two additional large size bedrooms with a closet for kids and family members with a guest 4 pc washroom. Moreover, you will have a large bonus room looking out to the valley. A fully finished basement by the builder with one additional bedroom, rec room and 4 pc washroom which fully boost family living and entertainment area. Enjoy the convenience of brand new kitchen appliances throughout., (2023) air conditioning, (2022) water softener. 9' ceiling and high rare find high ceiling garage. Adjacent to a scenic ridge walk, and within walking-zone distance to multiple schools and shopping center. This residence sits on a large pie-shaped lot with a sunny backyard throughout the day, ideal for outdoor activities. The well-loved backyard patio with flower beds is perfect for you to develop your own garden, entertaining or relaxing. In the garage, a whole set of professionally installed Proslat organizing system is in place, this system could hold up to lots of equipment of your choice like bike, ski, golf, additional top shelf for tires and other storage. This will be your best hobby organizer. This home offers both comfort and style, promising a lifestyle of ease and enjoyment.