



**55 Evansview Park NW  
Calgary, Alberta**

**MLS # A2156049**



**\$879,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,384 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>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Perfectly maintained stunning home in the heart of Evanston. Two high-ceilings in both living room and front entrance which bring in plenty of natural lights. An open concept kitchen with contemporary appliances and ample storage space next to your dining area. With abundant natural light, this dining area offers a warm and inviting space for family meals and social occasions. The French door lead to your Office in the middle on the main floor. The 12\*16 feet spacious primary bedroom comes with a great size bathroom and a huge walk-in closet. The other two standard size bedrooms are on each side of your upper hallway, brings you quieter sleep and more privacy. Don't forget the big bonus room, it's the best area to spend a night for movies. Owner also finished the basement 3 years ago. A guest bedroom which can fit a king size bed and a full bath. A flexible space that can serve as a game room, home theater and additional storages, offering extra room to suit your needs. This home combines stylish design with practical features, creating an inviting atmosphere that is sure to feel like home. Its open layout and bright, airy spaces are perfect for both relaxation and entertainment. Thank you for considering this exceptional home. I look forward to the opportunity to help you find your new dream home!