



**88 Evansford Circle NW  
Calgary, Alberta**

**MLS # A2156388**



**\$659,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings, Pool, Pool Heater

Welcome to this amazing 3-bedroom 3.5 bath home, with a fully finished basement. This home comes complete with a huge south and east facing yard over 131 feet deep, 39.98m, PLUS backing onto a huge green space for more privacy, to enjoy your very own POOL on those hot summer days. The main floor boasts newer luxury vinyl plank flooring, fresh paint, through the open concept. The kitchen has newer stainless-steel appliances with plenty of light flowing in from large windows in the dining and living rooms. Upstairs has the primary bedroom with a large walk-in closet, and a 4-piece ensuite oasis. Also, upstairs there are two more additional bedrooms, and a bonus room with vaulted ceilings, all upstairs carpeting was changed in recent years. The basement includes a flex room that could easily become a 4th bedroom, an office / den, and of course another full bathroom. Located in Evanston with loads of community schools for both public and separate boards, great local shopping, and easy access to major roads!