



**185 Evansridge Place NW
Calgary, Alberta**

MLS # A2158761



\$989,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,750 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Many Trees		

Heating: Forced Air, Natural Gas, See Remarks

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished, Walk-Out To Grade

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Gorgeous Calbridge built home with 4 ABOVE GRADE BEDROOMS, A WALKOUT BASEMENT and an INSULATED AND DRYWALLED TRIPLE CAR GARAGE! The open concept floor plan is sophisticated and meticulously well maintained with lots of NATURAL LIGHT, CEILINGS (on all 3 levels!), TRIPLE PANE WINDOWS, gleaming HARDWOOD FLOORS and a DUAL FURNACE for ultimate comfort. The private foyer leads to a privately tucked away powder room and an ENCLOSED FLEX ROOM perfect for a home office or kids play area then just close the beautiful French doors when done. Show off your culinary prowess in the stylish yet functional kitchen featuring GRANITE COUNTERTOPS, WHITE SHAKER CABINETS, STAINLESS STEEL APPLIANCES, an additional appliance counter, a WALK-IN PANTRY and a HUGE ISLAND to casually gather. Oversized patio sliders off of the dining room encourage a seamless indoor/outdoor lifestyle. CATHEDRAL BEAMED CEILINGS add an airiness to the inviting living room with a GAS FIREPLACE to unwind in front of on cool winter nights. Ascend the staircase with upgraded railings to the upper level where the hallway is illuminated by a SUNNY SKYLIGHT. Convene in the sunken BONUS ROOM for movies and games with rough-in for a future surround sound stereo and an oversized arched window for endless natural light. The primary bedroom is a grand retreat with SOARING VAULTED CEILINGS, A LARGE WALK-IN CLOSET and a LUXURIOUS ENSUITE boasting GRANITE COUNTERTOPS, DUAL SINKS, A DEEP SOAKER TUB AND A SEPARATE SHOWER. All 3 additional bedrooms are spacious and bright sharing the stylish 4-piece bathroom. Laundry with added storage is also on this level, no need to haul loads up and down the stairs! The WALKOUT BASEMENT awaits your dream

development and is already equipped with rough-ins for a future 3-piece bathroom. Numerous ways to enjoy the great outdoors on this beautifully landscaped property with a large white ash tree out front and a row of aspen trees in the back. Easily host barbeques on the upper deck with a GAS LINE for added convenience. The lower patio is covered for a shady oasis while kids and pets play in the grassy yard. The INSULATED and DRYWALLED TRIPLE CAR GARAGE is equipped with shelving for seasonal storage. Phenomenally located WITHIN WALKING DISTANCE TO SCHOOLS, parks and the extensive pathway system that winds around the environmental reserve. Extensive amenities are nearby at Evanston Towne Centre. Truly an exceptional location for this exquisite move-in ready home.