



**83 Evansfield Close NW
Calgary, Alberta**

MLS # A2159726



\$899,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,630 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, No Neighbours Behind, Level, St		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

GET READY TO BE AMAZED, FIRST TIME ON MLS, PRIDE OF OWNERSHIP IS EVIDENT IN EVERY CORNER, 2,630 SQ FEET OF LIVING SPACE ON QUIET STREET, THIS FULLY UPGRADED SMART HOME IS PERFECT FOR THE WHOLE FAMILY. This house has an open main floor plan, you are greeted by SPACIOUS ENTRANCE, RAILING WITH IRON SPINDLES and attractive LUXURY VINYL PLANK flooring through out. Discover a chef's paradise in the fabulous kitchen, equipped with UPGRADED CEILING HIGH cabinets, QUARTZ countertops, and a massive island. Top-of-the-line BUILT-IN stainless-steel appliances, including a 5-burner gas range, along with a large breakfast bar, make cooking and meal prep a breeze. Adjacent to the kitchen, is the walk-through pantry leads into the mud room, with built-in shelving providing lots of storage for your family's outerwear. The dining area can comfortably fit a 6-seat table, and you can relax by the cozy, ELECTRIC fireplace in the living room or make use of main floor DEN/OFFICE room perfect for professionals working out of home. A 2-piece bathroom completes the main level. The upper level has OVERSIZE MASTER BEDROOM WITH BATH OASIS- CUSTOMIZED SHOWER WITH 10MM GLASS ENCLOSURE, EXPANSIVE WALK IN CLOSET- a true retreat for fashion enthusiasts, Spacious BONUS ROOM, SECONDARY MASTER BEDROOM WITH WALK IN CLOSET & FULL BATH, 2 additional good size bedrooms, laundry room with SINK and a full bathroom completes this floor. Basement has side entrance & 9ft ceiling with bathroom rough in for future development. Exterior is PROFESSIONALLY LANDSCAPED with 2-TIER DECK and plenty of space to host parties. NO EXPENSE IS SPARED, COMES WITH CENTRAL AIR TO BEAT THE SUMMER OF YYC, water softener are

few of the upgrades worth mentioning. STILL UNDER NEW HOME WARRANTY, DON’T LET THIS SLIP AWAY, call your favorite realtor to book a showing to experience this amazing house in person!! ***ADDITIONAL PICS, VIRTUAL TOUR, FLOOR PLAN ARE IN SUPPLEMENT- CHECK IT OUT***