



176 Evansridge Circle NW
Calgary, Alberta

MLS # A2170748



\$758,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

Welcome to this TURNKEY home, perfectly located next to a playground. Upon entering, you'll be captivated by all that this house has to offer: 9-foot ceilings on the main floor, an open-concept design, and a flexible den with sliding glass doors that adapt to any occasion. The kitchen features a generous island with quartz countertops, a stainless steel gas stove, and modern appliances, all complemented by a walk-through pantry that provides ample storage and conveniently connects to the mudroom and garage for easy grocery access. The south-facing living room is flooded with natural light, creating a bright and welcoming atmosphere that's perfect for hosting large gatherings. Upstairs, the spacious master bedroom easily accommodates a king-size bed while still offering plenty of room to move around. The luxurious ensuite is equipped with a soaker tub and a rain shower. Two well-sized children's rooms share a full 4-piece bathroom. The bonus room above the double attached garage is filled with natural light and is spacious enough for a TV or play area. The unfinished basement features high ceilings, three windows, rough-in plumbing, and central vacuum, providing a blank canvas with endless possibilities. This home is ready for you to move in!