



**122 Evanscove Circle NW
Calgary, Alberta**

MLS # A2173304



\$738,888

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Many		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Post & Beam, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge in the garage, wall mounted TV in bonus room, play structure and climbing dome in the back yard, electric fireplace in master bedroom.		

Spacious, Family-Friendly, 4 Bedrooms Up, and Ready for You to Make Memories! Looking for the perfect home to spread out and enjoy? This 2294 sq. ft. two-story gem with 4 bedrooms, 2.5 baths, 9' ceilings, and a front-drive garage is exactly what you've been waiting for! Located in Evanston in Calgary's NW, step inside to find a functional floor plan that's perfect for a busy family like yours. The spacious living and dining rooms flow right into the kitchen, making it easy to keep an eye on the kids while you whip up dinner. Need a quiet spot to work from home? There's plenty of space that's perfect for your home office or a homework nook for the kids. Upstairs, you'll find four bedrooms, including a dreamy master suite with a walk-in closet big enough for all your "maybe one day" outfits! The kids will have their own rooms (no more sharing!), and with 2.5 baths, morning routines just got a lot smoother. Outside, you have a private deck with a gas line for your BBQ, and you've got a backyard that's calling for friends & family, birthday parties, and endless summer fun. The front-drive garage has all the space you need for parking, bikes, sports gear, and whatever else life throws your way. The attached garage also has a second entrance that leads right to the basement. Perfect for future development of a basement and plenty of potential. This home is nicely located near top-rated schools including Kenneth D. Taylor K-4 just steps away and a brand-new middle school currently being constructed along Evanston Drive. No more long morning commutes for drop-offs. You're also close to shopping, dining, and plenty of parks and outdoor adventures—whether it's a weekend hike, a family bike ride, or a lazy afternoon at the playground, this neighborhood has

you covered. Evanston may be just right for you with its functional layout, beautiful landscaping and spectacular valley views. Thanks to the high-quality architecture and building controls, the value of all homes are excellently maintained in the community. This home has also had the roof shingles, siding, gutters, and downspouts, all replaced in October 2024. If you're ready for more space, a welcoming community, and a home where memories are just waiting to be made, this is it. Don't wait—call your favorite realtor partner today and schedule your viewing!