



**GRASSROOTS**  
REALTY GROUP

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**120 Evansridge Close NW**  
**Calgary, Alberta**

**MLS # A2207906**



**\$729,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,994 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Shed, Shelves in Garage

**\*\*OPEN HOUSE SUNDAY MAY 4th 1-4:30 pm\*\*PRICE IMPROVEMENT\*\*** Looking for an upgraded, large, two-storey home in the beautiful community of Evanston? Look no further. This 1990 sq ft beautifully maintained home features 9' ceilings main floor, air-conditioning, custom blinds, upgraded kitchen with granite counter tops, espresso stained cabinets and a stainless steel LG appliance package. Step into your great room with gas burning fireplace and expansive windows which allow an abundance of natural light. The double attached garage leads to a convenient mud room and a large walk-in pantry. The upper floor features a large bonus room, laundry room, and three bedrooms. The sprawling primary suite is the jewel in this home's crown. Spanning more than 400 sq ft, it features TWO walk-in closets, a large bright room, and an opulent en-suite bath with double sinks, large tub, enclosed shower, and separated toilet. The large unfinished basement awaits your creativity- there are plans that have been roughed-in, and a permit already in place for development. The fully landscaped backyard has a composite deck, is on a pie-shaped lot with no road in behind, and has a tall privacy fence. The roof is brand new, and new gutters and some siding replacement are being completed. Located in a quiet cul-de-sac close to all amenities, schools, one block from a park and playground, and easy access to Stoney Trail, Costco, and Nosehill park- this will be sure to appeal to many families. Book your viewing today!