



112 Evanston View NW
Calgary, Alberta

MLS # A2295444



\$725,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Heat Pump, Electric Fireplace, TV mounts		

Imagine no electricity bill, or even getting paid for the electricity your house creates! This could be your new reality with this fully upgraded home equipped with solar panels and a heat pump. Situated on an extra-large corner lot with only one neighbour beside you. Offering nearly 2,800 developed square feet this home shows pride of ownership throughout and provides a functional well thought out layout. As you enter you are immediately greeted by a grand front foyer with an open to above, fresh tiled floors and gleaming hardwood. The kitchen is a focal point with rich espresso cabinets, upgraded stainless steel appliances, a timeless tile backsplash, gorgeous quartz counters, and a granite sil sink. It opens to the spacious dining room with plenty of windows that draw in the natural light. Enjoy direct access off your dining room to your large backyard with an expansive two-tier deck, convenient gas line, outdoor fire pit, and ample space for gardening and outdoor activities! Adjacent to the dining room is the inviting living room highlighted by a modern gas fireplace and stone detail. Also on the main floor, an updated powder room is tucked away, along with the mudroom that conveniently features the washer and dryer. Upstairs a large bonus room at the rear is the perfect place for a playroom, home office, or additional living room. Ideal for games night or movies with your family. The primary room is a true sanctuary, looking onto your backyard. Offering a walk-in closet with built-ins, and a luxurious ensuite with a massive freestanding tub, stunning tile detail, and a large shower with 10 mm glass. Two additional well sized bedrooms and a well-appointed 4pc bath complete this level. The finished lower level adds a rec room including an electric fireplace, a dedicated gym area, a 4th bedroom and updated 3pc bath with relaxing steam shower! Other note worthy features are

New Roof in 2024 with (50 year warranty see supplements), hot water tank 2023, and Furnace 2015. This home is in the highly sought-after community of Evanston! Ideally located close to shopping, transit, major roadways, parks, paths, 3-minute drive to the new middle school and steps to the local elementary school. View the virtual tour or schedule your private showing today.