



**84 Evansfield Close NW
Calgary, Alberta**

MLS # A2304103



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,493 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: none

Big \$50,000. reduction for quick sale on this almost 2500 sq ft. 2 story Home. Best value 4 bedrooms with upper bonus room plus main den and another extra bedroom in basement n N.W. . Why build when you can have this 4 yrs old lovely home on a quiet street. This home offers an open-concept layout with quartz countertops, tiled backsplash, large island breakfast bar, walk-through pantry, stainless steel appliances including a gas stove, and custom cabinetry with under-cabinet lighting. The dining area features a stylish feature wall, while the bright living room includes large windows with zebra blinds and a stone-faced electric fireplace. Luxury vinyl plank flooring, tall 9 ft. ceilings and ample storage complete the main level. Upstairs features a spacious primary bedroom with a 5pc en-suite and walk-in closet, plus 3 additional bedrooms all with walk-in closets, a 4pc bathroom, & bonus room and convenient upper laundry. The basement has a separate side entrance, high 9 ft. ceilings, rough-in plumbing, a finished 5th bedroom. Additional highlights central Air Conditioning , central vacuum, a 2-tier composite deck with glass railing and gas BBQ hookup, and a double insulated attached garage with high ceilings. Easy walking distance to schools, large park, shopping, and amenities. Easy access to Stoney Trail & Deerfoot Trail. This home also has been freshly painted with new roofing & updated exterior. Book your private tour to view this beautiful home and don't miss out on this amazing deal!!!