



**202 Evansridge Circle NW
Calgary, Alberta**

MLS # A2304920



\$670,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, No Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Perfect family home in the heart of Evanston. Welcome to 202 Evanston Circle built by Morrison Homes. This 2 storey shows pride of ownership throughout. The main floor is flooded with natural light from the west facing windows featuring hardwood floors, stainless steel appliances, modern kitchen with large island with eat up bar, granite countertops, cabinets finished to the ceiling, living room with gas fireplace, built-in speakers, spacious dining area and large laundry and mud room. The bonus room upstairs can be utilized to suit your lifestyle. Great space for TV and entertaining, kids play area, home office or even work out space. 3 spacious bedrooms including the master with walk in closet and en suite bath with an oversized shower. Another great feature designed by the builder is the custom work space nook which could be used for a kids craft and homework area or an extra office or work space. The basement is ready for your finishing touches with large windows and rough in for a 4th bathroom. So many more great features in this home including a large west facing back deck with stairs to the yard, perfect for family BBQ's and entertaining. Double garage, newer siding and roof, central A/C, quiet street, and just steps to the park and playground. Call to book your private showing today.