



**83 Evansridge View NW
Calgary, Alberta**

MLS # A2306677



\$1,049,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2012 (14 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, Landscaped, No Back Lane, No M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: NA

ORIGINAL OWNERS | EXCEPTIONAL PRIDE OF OWNERSHIP | UNOBSTRUCTED WEST VIEWS Experience elevated living in this impeccably maintained residence offering over 3,200 sq ft of exquisitely developed living space, complete with a fully finished walk-out basement. With 4 bedrooms and 3.5 bathrooms, this home seamlessly blends timeless elegance with modern comfort, showcasing premium upgrades throughout. The main level impresses with panoramic west views from the kitchen, office and living room and an abundance of natural light that enhances the home's refined atmosphere. The gourmet kitchen is thoughtfully designed with sleek stainless steel appliances, extensive cabinetry, and an inviting layout ideal for both everyday living and upscale entertaining. Step onto the expansive west-facing deck to bask in golden sunsets and uninterrupted views. Upstairs, a grand bonus room offers a sophisticated retreat, while three generously sized bedrooms include a luxurious primary bedroom with a spa inspired 5 pc en-suite and a walk-in closet. The fully renovated walk-out lower level extends the home's living space with a spacious lounge area, an additional bedroom, and a beautifully appointed 4-piece bathroom—perfect for guests or multigenerational living. Outdoors, the professionally landscaped grounds with underground irrigation create a private oasis, ideal for serene summer evenings. Completing the home is an oversized double attached garage and a highly sought-after location close to premier shopping, schools, and scenic parks. This is a rare offering that embodies luxury, comfort, and lifestyle—schedule your exclusive private viewing today.