



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**113 Evansford Circle NW
Calgary, Alberta**

MLS # A2310167



\$560,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: n/a

Welcome to this updated 2 story home in Evanston. For this price point you will not find a better valued home on the market. Consider all the updates to this 1668 sqft home included in this very attractive listing that you do not need to pay a premium for – new siding all the way around, new shingles, recently replaced refrigerator, dishwasher, home furnace, air conditioning, garage furnace, bathroom fans plus the main floor has just been painted. The double car garage is not just your typical “oversized” garage but is truly huge – a mechanics or handymans dream and with a height that would even accommodate a lift - plus it is already 240V wired for those with electric vehicles. The home features 3 bedrooms up with the primary bedroom featuring a 4 piece ensuite and walk in closet. There is also a 4 piece main bathroom on the upper level and a cozy study/lookout/reading area. The main floor is bright with an open floor plan. The kitchen features an island with raised eating bar, SS appliances, tile backsplash and corner walk-in pantry. There is a large dining space, living area and office/den at the front of the home plus there is a 2 piece bathroom on this level. The outside boasts a covered veranda on the front where you can watch the neighborhood or at the back there is a large private deck to enjoy the afternoon and evening sun. In addition to the huge garage there is also a gated parking pad. This home is within walking distance to schools, parks, a dog run, transit and shopping but is situated on a quiet street with local traffic only. This home is move in ready!