



GRASSROOTS

REALTY GROUP

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**10 Evansfield Green NW
Calgary, Alberta**

MLS # A2312041



\$880,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,601 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	NA		

Welcome to this spectacular, highly upgraded masterpiece in the heart of Evanston, perfectly situated across from a pristine green space and offering quick access to 144 Ave, Stoney Trail, and Deerfoot Trail! Boasting over 3,700 square feet of meticulously designed total living space, this extra-wide home exudes luxury and modern elegance with stunning wallpapers, designer lighting fixtures, motorized blinds, a heated garage, and refreshing central A/C. The sun-drenched main floor welcomes you with engineered hardwood, a private den/office, a spacious dining area, and a grand living room complete with a cozy fireplace and statement ceiling fan. Culinary dreams come true in the chef's primary kitchen—featuring premium stainless steel appliances, double-stacked two-tone cabinets, and an expansive separate spice/working kitchen equipped with its own stove, hood fan, and sink. Follow the elegant stained-rail stairs to a grand second floor defined by 9-foot ceilings, plush upgraded carpets, and a massive bonus room. Here, you will find four spacious bedrooms and three full bathrooms, highlighted by two magnificent master suites with ceiling fans—including a main master retreat with a lavish 5-piece ensuite, dual vanities, a tiled shower, and a private water closet. The exceptional features continue down to the professionally developed lower level with a separate side entrance, soaring 9-foot ceilings, a massive rec room lit by ambient pot lights, three bright windows, a wet bar, an additional bedroom, and a full bathroom. Nestled in a vibrant, family-friendly community with soccer fields, multiple shopping plazas, three existing schools, and a brand-new school opening in 2026, this absolute showstopper truly has everything you are looking for!