



**89 Evansdale Landing NW
Calgary, Alberta**

MLS # A2312880



\$749,900

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|------------------|--|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,920 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot | | |

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

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows

Inclusions: TV mounts & brackets; Fridge, hood fan & microwave in basement, shed

Open house Sunday, June 14 from 1-3. BEAUTIFULLY DEVELOPED HOME | ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE | LARGE SE BACKYARD | NO NEIGHBOURS BEHIND YOU | This fabulous home showcases an abundance of upgrades & terrific features throughout! You are welcomed in to a bright & spacious foyer with gorgeous stonework throughout the main level! The kitchen offers a large central island, NEW stainless steel appliances including a 5 burner gas stove, stylish cabinetry complimented by a custom tile backsplash & a walk-in pantry. The open floor plan allows the living & dining areas to create an ideal space for entertaining; from the dining area, there is a garden door to the pergola covered, south facing deck & yard! Upstairs is host to 3 nice sized bedrooms, plus a huge bonus room! The Master suite is complete with a walk-in closet & 4pc ensuite with separate shower & soaker tub! Professionally finished, the basement offers a charming 1 BDRM suite with private & separate entrance & laundry! Nicely appointed, there is a kitchenette with full size stove & fridge, generous sized living room, spacious bedroom & 3pc bathroom! The SE facing backyard is awesome…fully fenced & landscaped with deck with pergola, patio & shed…plus plenty of space to create your own personal oasis with no neighbors behind you! Just steps to the nearby pond with walking path to enjoy a tranquil walk, plus quick & easy access to all nearby amenities & major roadways! OTHER EXTRAS: Central AC (2024), repaint of main & upper levels (2024), new garage door (2025), new shingles (2025). PLUS…no carpet, no smoking, no pets!