



**54 Evansfield Green NW  
Calgary, Alberta**

**MLS # A2317326**



**\$829,888**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,173 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to 54 Evansfield Green NW, a fully developed family home perfectly balancing modern luxury with everyday functionality on a quiet, desirable street. Boasting 2846 sq ft of total living space, this turn key property features premium upgrades, including a fully installed Radon Mitigation System for total peace of mind and a top of the line Kinetico Water Softener to handle Calgary's hard water. The bright, open concept main floor features an expansive chef inspired kitchen over 20 feet long, complete with a massive central island. It flows effortlessly into the spacious dining area and inviting living room, creating the ultimate hub for entertaining and daily family life. Upstairs, the layout is designed for maximum privacy and comfort. A massive 230 sq ft bonus family room provides the perfect secondary living space or media centre. The private primary suite is a true retreat, offering a spacious layout, deep walk in closet, and a luxurious 5 piece ensuite. Two additional generously sized bedrooms, a 4 piece main bath, and an ultra convenient upper laundry room round out this level. The fully finished basement expands your living footprint with a 250 sq ft recreation room, a large fourth bedroom, and a modern 3 piece bath ideal for guests, teenagers, or a home gym with a separate entrance. Located minutes from Evanston's excellent schools, parks, and shopping centres, with seamless access to Stoney Trail, this home delivers the ultimate NW Calgary lifestyle. Book your private showing today!