



**109 Evanscove Heights NW
Calgary, Alberta**

MLS # A2320575



\$879,320

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: None

Welcome to this beautifully maintained family home in the highly sought-after community of Evanston, offering exceptional curb appeal, mature landscaping, and over three levels of thoughtfully designed living space. From the moment you arrive, you'll appreciate the elevated exterior presence featuring brand-new siding and roofing (2025), an oversized double attached garage capable of accommodating a full-size pickup truck, and abundant street parking directly in front of the home. The private backyard is a true retreat, showcasing a large deck, lush green space, mature trees that have flourished for nearly two decades, a garden shed, and central air conditioning for year-round comfort. The impressive, vaulted foyer leads into an open-concept main floor designed for both everyday living and entertaining. Step inside to discover a bright and welcoming interior highlighted by modern color scheme walls and doors, light-colored hardwood flooring, pot lights throughout, rounded drywall corners, and year-old custom zebra blinds. The spacious kitchen is the heart of the home, featuring a two-tier island with sink, ceiling-height cabinetry, elegant glass pantry door, stainless steel appliances, a Frigidaire Gallery 30" gas range with Air Fry technology, Miele dishwasher, and a powerful stainless-steel hood fan. The adjoining dining area and living room are flooded with natural light from oversized windows and centered around a beautiful stone-faced fireplace. A 75-inch wall-mounted television is included for the new owners. A dedicated main-floor office provides an ideal work-from-home environment with ample natural light and enough space for two workstations. The main level is completed by a tiled mudroom, separate laundry room, additional storage closet, and convenient powder room. Upstairs, the oversized vaulted bonus room

with a feature wall creates an exceptional family gathering space with large windows overlooking mature trees. The spacious primary retreat offers peaceful views of the lush greenery outside and features an elegant arched transition into the ensuite area with upgraded flooring, dual vanities, and a walk-in shower, while the versatile walk-in closet configuration offers flexibility for growing families. Two additional bedrooms share a well-appointed 3-piece bathroom. The fully developed basement has been thoughtfully designed as an entertainment and wellness hub. A full-wall projector screen creates an incredible home theatre experience for movie nights and game days. The open recreation area is equally suited for fitness activities, family gatherings, or relaxation. The lower level has a dedicated large storage area under the staircase also features a large bedroom, upgraded 3-piece bathroom and rough-in plumbing for a future wet bar. There is a separation wall to store your dry groceries and a second fridge or freezer. Over \$100000 invested in recent upgrades and renovations ,creating a modern move in ready .