



**137 Evanscove Circle NW
Calgary, Alberta**

MLS # A2320802



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 137 Evanscove Circle NW, a beautifully maintained, air-conditioned family home situated on a bright premium corner lot in the heart of Evanston. Proudly offered by its original owners and available for the very first time, this exceptional property showcases pride of ownership throughout. One of its most desirable features is the corner lot location with no sidewalk to shovel, offering added convenience during Calgary's winter months. With over 3,000 square feet of developed living space across all three levels, this home delivers the perfect combination of space, functionality, and curb appeal. The impressive open-to-below foyer creates a grand first impression as you enter. The main floor features a versatile front den/living room, upgraded railings, a convenient powder room, and a spacious family room highlighted by a cozy corner fireplace. The well-appointed kitchen is designed for both everyday living and entertaining, featuring maple cabinetry, quartz countertops, stainless steel appliances, and ample storage and workspace. Adjacent to the kitchen is a generous dining area that opens onto the full-width composite deck complete with elegant glass railings, creating the perfect space for outdoor dining and summer gatherings. Step outside and appreciate the exceptional exterior upgrades. The fully landscaped yard is enhanced by mature trees, extensive custom concrete work, and a beautiful patio area that provides additional outdoor living space. The meticulous landscaping and impressive hardscaping make this property stand out from the competition and create a truly inviting outdoor environment. The upper level has been thoughtfully designed with exceptionally spacious bedrooms throughout. The impressive primary retreat measures approximately 15' x 18' and features a large walk-in closet along with a luxurious 5-piece ensuite.

The second and third bedrooms are both generously sized, ideal for growing families. A highly sought-after second-floor laundry room, rarely found in homes of this era, adds everyday convenience. The main bathroom is complete with a stand-up shower and serves the secondary bedrooms with ease. The fully developed basement adds valuable living space and features a large recreation room, a full bathroom, and abundant storage space. Whether you need a media room, games area, home gym, or flexible family space, this lower level offers endless possibilities. With its functional layout and existing bathroom, it also presents excellent potential for a future legal suite conversion, subject to City of Calgary approvals. Rarely does a home come to market in Evanston that combines an original-owner history, premium corner lot location, no sidewalk maintenance, air conditioning, mature landscaping, extensive concrete work, a fully developed basement, and over 3,000 square feet of developed living space. This is a truly special property that must be seen to be fully appreciated.