



GRASSROOTS
REALTY GROUP

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50 Evansfield Terrace NW
Calgary, Alberta

MLS # A2341528



\$889,800

Division:	Evanston		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,359 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Interior Lot, No Back Lane		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Second set of laundry in the basement

Do you dream of an immaculate home, with 3 + 2 bedrooms, an office, 4 bathrooms, a double car garage, AND a walkout? Welcome HOME. The heart of the home, the kitchen, will please your inner chef and your family. The chef will love the staggered height maple shaker style cabinets, on FOUR sides providing ample storage, PLUS a large walk-through pantry. Upgraded appliances including french style fridge, "slide-in" glass top stove, and quiet Bosch dishwasher. Massive granite peninsula with integrated breakfast bar, just steps away from the immense dining room that easily fits 8+ chairs. The kitchen is ideal for today's busy family and is great for entertaining, allowing the party to extend onto the covered deck, OR expand just 1/2 dozen steps down / up to either living room or family room due to the split level design. The upper living room features soaring ceilings (1.5 story high), fireplace with rock surround, and towering windows. Another 1/2 dozen steps leads to the top floor, complete with office (easily converted into a FOURTH upstairs bedroom), 2 children bedrooms, 4 pc bathroom, and the master retreat, including sumptuous ensuite (large soaker tub, stand up shower, his/her sinks) and walk-in closet. Going back to the main / kitchen level, 6 steps down we find the family room, giving you two great entertaining and relaxation options. The generous family room is a "walk-out"; in theory, it would be possible to add a 2nd kitchen and entry; a few steps down from the family room, the fully finished basement has 2 more bedrooms, another 4 pc bathroom and a second laundry area complete with washer/dryer. The lower utility room has 2 furnaces, helping ensure comfort on all levels. You can rest easy knowing both the siding and roof have been replaced (2024). Well served by EXISTING school and another under construction. Our Lady of Grace,

K-9, is ~0.25 miles; the NEW Evanston Heights is ~.3 miles, Kenneth Taylor School, PreK to 6, is 1.5 miles, and a fourth school is under construction with the field being only 300 ft away. This home is conveniently located close to Evanston Town Centre offering all the daily needs (FreshCo, Shopper's, dining, fast food +more) and major shopping centres are also very close (Walmart SuperCenter is 1.4 mile; Beacon Heights and the Costco is 2.5 miles). With Stoney Trail on your doorstep (5 minutes), your daily commute becomes a breeze. A truly unique home with exceptional outdoor space, multiple living areas, and a layout designed for both everyday family life and entertaining. Come experience the backyard and all this Evanston home has to offer! Don't miss out on the chance to own this slice of paradise. Call your agent to book a viewing today.