



GRASSROOTS
REALTY GROUP

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62 Evansfield Green NW
Calgary, Alberta

MLS # A2342090



\$899,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	2020 (6 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Basement: Fridge, stove, range hood, dishwasher, washer, dryer, all window coverings		

Step into modern versatility with this sprawling Evanston haven, custom-built to elevate multi-generational living with nearly 3,500 square feet of meticulously executed living space. Defined by impressive scale, architectural warmth, and seamless vertical connection, the main level introduces an airy layout characterized by dramatic nine-foot ceilings and high-grade luxury vinyl plank flooring designed for both durability and style. A main-floor bedroom paired with a full guest bathroom offers immediate flexibility for visiting in-laws or family members seeking effortless, stairs-free daily living. At the center of the main floor sits a chef-inspired culinary space anchored by rich, deep-toned cabinetry, gleaming solid granite countertops, and a full suite of high-end stainless steel appliances. Generous prep counters and an expansive center island overlook the adjoining dining and living zones, creating a unified setting for effortless hosting and everyday comfort. Step through the dining area onto the private rear deck, which leads down to a fully hardscaped, zero-maintenance backyard designed for outdoor leisure without the burden of constant lawn care. The upper level is brilliantly planned to optimize personal retreat and daily convenience. Four expansive bedrooms anchor a sunlit central bonus room that serves as a secondary media or study hub, complemented by dedicated upper-floor laundry. The primary suite stands out as a luxurious haven, complete with a spa-inspired ensuite highlighting dual vanities and a deep walk-in closet. A secondary bedroom boasts the rare addition of its own private ensuite and walk-in closet, providing top-tier comfort for older children or long-term guests. The builder-finished lower level further elevates the residence's multi-generational appeal, functioning as a fully self-contained two-bedroom illegal suite. Outfitted with its own private exterior

entry, a fully equipped secondary kitchen, dedicated laundry room, full bathroom, and generous living area, it allows extended family or adult children to enjoy complete privacy and independence without sacrificing quality. Setting this property far apart from standard market offerings is the private residential elevator that smoothly links all three levels, providing unmatched accessibility and future-proof livability for every stage of life. Complete with an attached double garage and quick connections to Stoney Trail and Deerfoot Trail, this remarkable home delivers space, style, and long-term utility in one complete package.