



GRASSROOTS
REALTY GROUP

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189 Evansridge View NW
Calgary, Alberta

MLS # A2342446



\$863,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	None		

Welcome to 189 Evansridge View NW, offering nearly 3,700 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, central A/C, a fully finished basement and an impressive dedicated home theatre with projector, screen and integrated audio. The bright, open-concept main floor is designed for both everyday family living and entertaining. The spacious kitchen features granite countertops, a large island with seating, gas stove, built-in oven and walk-in pantry, all opening to the dining area and living room with a gas fireplace. A private main-floor office, functional mudroom and 2-piece bathroom complete the main level. Upstairs, the primary retreat offers a spacious bedroom, 5-piece ensuite and walk-in closet. Two additional bedrooms, a full bathroom, upper-floor laundry and a large bonus room provide plenty of space for the whole family. An additional upper-level flex room adds even more versatility and could work well as a home office, nursery, reading lounge or private retreat. The fully finished basement expands the living space even further with a fourth bedroom, full bathroom, recreation area and a true theatre room that is ideal for movie nights, sports, gaming and entertaining. Outside, enjoy a landscaped and fenced yard, double attached garage and a convenient Evanston location close to parks, pathways, schools, shopping and everyday amenities. With multiple living areas, flexible work-from-home spaces, a fully developed basement and a dedicated theatre room, this home offers the space and functionality growing families are looking for.