



GRASSROOTS
REALTY GROUP

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92 Evansfield Place NW
Calgary, Alberta

MLS # A2343051



\$985,000

Division:	Evanston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,723 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Wood Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Central sprinkler system

Welcome to this rare, exceptional 6-bedroom, 4-bathroom bungalow in the desirable community of Evanston, NW Calgary, offering approximately 2,977 sq. ft. of total developed space, including 1,723 sq. ft. on the main level and 1,254 sq. ft. of fully finished basement space. Thoughtfully designed with a spacious and versatile layout, this home offers excellent flexibility for families, extended-family living, or a variety of potential uses, subject to applicable approvals and regulations. The bright main level features an impressive open-concept living, dining, and kitchen area, complemented by a pantry and four bedrooms. The primary retreat includes a luxurious 5-piece ensuite with a soaker tub, separate shower, and dual vanities. Additional 4-piece and 3-piece bathrooms provide convenience for the remaining bedrooms. The fully finished basement offers exceptional versatility with its own kitchen, laundry, dining area, spacious family room, two additional bedrooms, and a 4-piece bathroom. A separate entrance provides added privacy and functionality, making the lower level ideal for extended family, guests, a home-based setup, or other permitted uses. One of the home's standout features is its unique architectural design, including a roof feature that brings an abundance of natural light into the open living area. A built-in fire sprinkler system provides an additional safety feature rarely found in resale homes. Outside, enjoy a large deck, fully fenced and low-maintenance yard, and an attached double garage. The location is equally impressive, with convenient access to Stoney Trail, Calgary International Airport, Evanston Towne Square, Sage Hill, schools, parks, playgrounds, the new Evanston Heights Middle school and an extensive pathway network. A spacious, bright, versatile, and move-in-ready home offering exceptional value and functionality in one of NW Calgary's

sought-after communities. Book your private showing today!