



GRASSROOTS
REALTY GROUP

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91 Evansfield Rise NW
Calgary, Alberta

MLS # A2347466



\$824,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar		

Inclusions: T.V Mount in the living room | Bar chairs in the Kitchen

Make yourself at home in this gorgeous property located in desirable Evanston, backing right onto a peaceful green space and the school playground behind you—meaning no rear neighbors and an incredible backyard view! The main floor features bright 9-foot ceilings and clean tile flooring. You’ll find a private front office for working from home, a spacious living room with a cozy floor-to-ceiling tiled gas fireplace, and an open-concept kitchen and dining area. The chef’s kitchen is fully equipped with top-of-the-line stainless steel Jenn-Air appliances, including a gas stove, plus a built-in wine refrigerator that’s perfect for entertaining. The sunlit, west-facing dining room looks out over the backyard and floods the space with natural afternoon light. Head upstairs to find a huge bonus room with high vaulted ceilings, convenient second-floor laundry, three generous family bedrooms, and a main full bathroom. The primary suite is a true private retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite bathroom. In total, this level gives you 3 bedrooms and 2 full bathrooms. The fully finished basement is an absolute entertainer’s dream! It features a massive rec room, a dedicated home theater (surround Sound system & projector included), and a custom wet bar. It also adds a 5th bedroom, a full bathroom, and plenty of storage—making it an ideal space for guests, teenagers, or family movie nights. (Altogether, this home offers 5 bedrooms and 3.5 bathrooms). This home comes equipped with triple-pane windows and central air conditioning. Updates include brand-new roofing and siding (2025), a new hot water tank (2025). Location is everything here! You are just steps to top-rated schools including Kenneth D. Taylor School, Our Lady of Grace School, and the brand-new Evanston Heights School. Enjoy the

incredible convenience of nearby shopping and dining at Evanston Towne Centre (featuring Sobeys, Shoppers Drug Mart, and local restaurants) and Evanston Plaza (featuring FreshCo and medical services). Plus, you have endless neighborhood pathways, parks, and playgrounds right outside your door. Book your private showing today!

Please note: Some listing photos feature AI virtual staging to illustrate potential layout and design. Unstaged photos are also included in the media gallery to show the property's current condition.