

48 Evansfield Manor NW
Calgary, Alberta

MLS # A2201972



\$1,089,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,826 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Back on playground green space with no houses behind, walk out, and loaded with upgrades, welcome to this 2825 sqft single family home in popular Evanston. It features 10 feet ceiling height on the main floor, 9 feet on the upper floor and 9 feet in the basement, hardwood flooring throughout the main floor, quartz counter top in the kitchen and bathrooms, gas cook top, built-in wall oven and microwave, metal spindles on the stairs, knock down ceiling, vaulted ceiling in the master bedroom and bonus room, 2 laundry rooms, and oversized garage. Upper floor with 4 large bedrooms. Master bedroom with open view, large ensuite with double vanity sinks, separated bath tub and tiled shower, and large walk-in closet, large bonus room with windows, main bath also with double vanity sinks and a window. Main floor foyer with a big window, large office room, large living room lots of big windows, gas fireplace with tile facing and wood columns, spacious kitchen and dining area, large full-size deck with vinyl decking, and convenient walk-through panty. Basement have been fully finished with 2 extra bedrooms, large family room, full bath, and recreation area. It has been fully fenced and nicely landscaped. It closes to playground, schools, shopping, and easy access to major roads. ** 48 Evansfield Manor NW **