

**97 Evansford Circle NW**  
**Calgary, Alberta**

**MLS # A2206903**



**\$679,880**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** NA

\*\*\*OPEN HOUSE APRIL 20th - 12PM to 2PM\*\*\*Welcome to this exceptional family home in Evanston located on a quiet street walking distance to trails, off lease dog parks and picturesque ponds. With approximately 65k on NEW EXTERIOR (plus garage) including roof, all siding, soffits and garage door; this 5 bedroom, 3.5 bath home offers great value with plenty of space for a growing family. NEW LUXURY VINYL floors, FRESH PAINT on walls and ceilings, VAULTED CEILING entry way and plenty of windows is a warm welcoming. The OPEN CONCEPT layout guides you to a large living room with built-in shelves, gas FIREPLACE with room to fit your oversized furniture. The kitchen is equipped with plenty of counter space, pantry, NEW OTR, STAINLESS STEEL appliances and perfectly sized island that opens up to a well positioned kitchen nook. The main floor also features a half bath with NEW WASHER/DRYER and a wonderful bedroom or office accented with French doors. The primary suite will wow you with the amount of space available which features a 3-piece ensuite and walk-in closet. Down the hallway you will find two large bedrooms and a 4-piece bathroom. Make your way to the LEGAL PERMITTED BASEMENT SUITE fitted with STYLISH CORK flooring throughout, a large bedroom, full size kitchen, 4-piece bathroom and a SEPARATE ENTRANCE. Outside is thoughtfully designed yard with a large deck tucked in the shade, pressure treated fence, planter boxes and a double detach garage perfect as a privacy screen. Do not miss this opportunity, book your showing today!