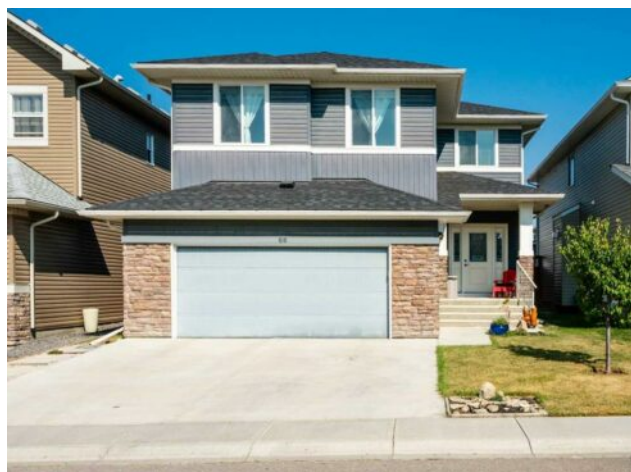


66 Evansfield Road NW
Calgary, Alberta

MLS # A2255894



\$825,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,718 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Level, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This beautifully maintained home, with over 3,700 square feet of living space across three levels, is ready for its next family. Featuring a total of five bedrooms (four on the upper level) and three and a half bathrooms, this property offers ample space for everyone. As you approach, a spacious front porch welcomes you inside. The main level boasts nine-foot ceilings and includes a versatile flex room perfect for an office or formal dining area. The open-concept living space is highlighted by a large granite kitchen island, ideal for entertaining, and a three-way fireplace that ties the room together. A convenient walkthrough pantry and a large mudroom make unloading groceries effortless. Upstairs, you'll find a bright and expansive bonus room with high vaulted ceilings. There are three generously sized bedrooms and a cleverly designed main bathroom with double sinks separated from the shower, ensuring smooth morning routines. The enormous primary bedroom offers a serene retreat with its high vaulted ceiling, a spacious walk-in closet, and a private en-suite with a deep soaker tub to help you relax and unwind. The builder-finished basement provides a large recreation area, a fifth bedroom, and a full bathroom. Outside, you can enjoy summer barbecues on the good-sized deck and relax in the low-maintenance Zen backyard. Central air conditioning ensures comfortable summer nights, and the dual-zoned furnace makes winter nights cozy. The oversized 22x22 garage with its high ceilings can accommodate a car hoist. This home is move-in ready, featuring a fresh coat of paint. The roof was replaced this May, and new siding is being installed. The location is close to restaurants, amenities, schools, and easy access to major thoroughfares. To schedule a viewing and make this wonderful home yours, please contact your favourite Realtor or our office.