

127 Evanswood Circle NW  
Calgary, Alberta

MLS # A2163752



**\$705,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** none

Charming 4-Bedroom 3.5 bath Home with Rec Room in Evanston, NW &ndash; Perfect for Family Living .Welcome to this beautifully designed home in the desirable community of Evanston, NW of Calgary. From the moment you walk in, you&rsquo;ll be captivated by the open-concept layout, which seamlessly blends style and functionality. The main floor boasts a modern kitchen with stainless steel appliances, elegant granite countertops, and a large island that is perfect for family gatherings or casual entertaining. The open layout flows into the living and dining areas, creating a warm and inviting space for everyday living. Upstairs, you&rsquo;ll find three generously sized bedrooms, offering plenty of room for everyone. The master bedroom is a peaceful retreat, complete with an en-suite 3 Piece bathroom and ample closet space. The fully developed basement adds another layer of living space, featuring a 4th bedroom, full bathroom and a spacious rec room that can be used for a home theater, playroom, or home gym&mdash;endless possibilities! Step outside to your private backyard, where a medium size deck perfect for summer BBQs or simply relaxing with a book. The yard offers plenty of room for kids or pets to play. A double-sized garage ensures there is no shortage of parking or storage. Located in the family-friendly and vibrant community of Evanston, this home is surrounded by parks, schools, and all the amenities you could need. With easy access to major roads and nearby shopping, you&rsquo;ll enjoy the perfect balance of suburban tranquility and city convenience. This is more than just a house&mdash;it&rsquo;s a place to call home. Don&rsquo;t miss the opportunity to make this stunning property yours!

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