

233 Evansdale Landing NW
Calgary, Alberta

MLS # A2167631



\$589,900

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|------------------|--|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,209 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Fr | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: shelves in 2 pc, living room and kitchen

OPEN HOUSE SUNDAY 2:00 - 4:30 Welcome to this well-maintained updated 3 bedroom family home. Located in a family-friendly neighborhood and walking distance to the ponds and school. Relax on the front porch while you look over at the ponds. As you step inside, you are greeted by the warm & inviting atmosphere and an open main floor plan with 9' ceilings that enhance the sense of space, complemented by an abundance of natural light flooding from both sides of house. The new vinyl plank flooring and fresh paint takes you through the whole main floor. The open concept design of the main floor allows for seamless flow between the living, dining, and kitchen areas. It's the perfect layout for hosting gatherings with family and friends, creating memories that will last a lifetime. Relax in front of the gas fireplace on those cold winter nights. The spacious kitchen has plenty of cabinets and counter space with the added corner pantry. Off the dining area is a door leading to a huge deck for hours of good BBQing. The back yard is yours to enjoy. Upstairs the spacious master bedroom is a true retreat, offering a peaceful haven to unwind, relax and recharge in your 4 piece ensuite. The undeveloped basement is waiting for your dreams of more living space. Perfect for a home office, media room, or recreation area. Two more spacious bedrooms and a 4pc full bathroom complete this level. Close to parks, shopping centers and quick access to Stoney Trail means the whole city is within reach.