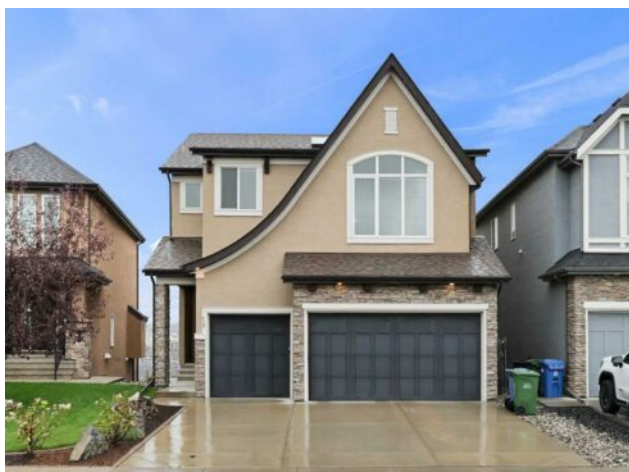


59 Evansridge View NW Calgary, Alberta

MLS # A2167736



\$1,329,900

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|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,732 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Cork, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, High Ceilings, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: N/A

Nestled on a ridge in the prestigious community of Evansridge, this stunning custom-built walkout offers panoramic views of the serene countryside and western horizon. Crafted by Calbridge Homes, this residence boasts numerous high-end upgrades and a spacious, thoughtfully designed layout that offers both luxury and comfort. With 3 bedrooms and 3.5 baths, this air-conditioned home showcases an impressive open-concept main floor with soaring vaulted ceilings. The inviting great room features a gas fireplace with a striking floor-to-ceiling stone surround. The gourmet kitchen is a chef's dream, equipped with an oversized island, sleek granite countertops, full-height cabinets, upgraded stainless steel appliances—including a gas stove and chimney hood fan—plus a stylish wet bar and undercabinet lighting. Step out from the dining area onto the expansive full-width deck, where you can enjoy spectacular sunsets. Upstairs, you'll find the tranquil owner's suite, complete with vaulted ceilings, a large custom-built walk-in closet, and a spa-like ensuite featuring a soaker tub, double vanities with granite countertops, and a glass-enclosed shower. The two additional bedrooms also include walk-in closets, while the bonus room with 10ft ceilings and built-ins provides a perfect retreat for relaxing or entertaining. The fully finished walkout basement is ideal for hosting, with in-floor heating, soundproofing, and a large rec room with a wet bar and built-ins. There's also a full bath and plenty of storage space. Additional features include a second-floor laundry room, a mudroom with built-ins, and an oversized heated triple garage with hot/cold water taps and heated floors. Located steps away from walking trails, and just minutes from schools, shopping, and transit, this home combines peaceful ridge-top living with convenience.

A truly exceptional property in one of NW Calgary's most desirable communities!