

**32 Evanscove Heights NW**  
**Calgary, Alberta**

**MLS # A2258332**



**\$779,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Steam Room		

<b>Inclusions:</b>	N/A
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Welcome to 32 Evanscove Heights NW. A wonderful fully finished family home lovingly cared for by its original owners. The main level is open concept and perfect for both everyday living and entertaining, featuring a large kitchen island that flows seamlessly into the dining and living areas, a flexible front room that can be used as a formal dining room or office, and a convenient walkthrough pantry and laundry/mudroom that connects directly to the garage. Upstairs you’ll find three spacious bedrooms plus a versatile bonus room, while the primary retreat offers a walk-in closet and a spa-inspired 4-piece ensuite with, a soaker tub, and a separate shower. The professionally finished basement, completed in 2024, adds even more living space with a large bedroom and walk-in closet, a 3-piece bathroom with a luxurious steam shower, and a generous rec room that’s perfect for the kids, a gym, or your man cave. Outside, the oversized backyard is the cherry on top with a large two-tier deck and patio, giving you plenty of room to entertain friends and enjoy summer evenings. Don’t miss the opportunity to make this cherished property your next family home. Book your private showing today!