

**122 Evanscove Circle NW**  
**Calgary, Alberta**
**MLS # A2211922**

**\$915,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,321 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** None

Welcome to this breath-taking Two-Storey home exquisitely renovated in this beautiful coveted community of Evanston NW Calgary with over 3001 sq ft of living space. The main level on entry glows with a great open ambiance with abundant light and windows. The main floor also features brand new flooring along with kitchen having all brand new stainless steel appliances that comes with a backsplash that radiates beauty with Blanco granite countertop. Also you have an extended living room space to host guest or large family gatherings. Outside by the extended living room you have a beautiful newly stained deck for the summer barbeque. Did I mention that the home comes with a Central Air Conditioner for those hot Summer. Upstairs you have four generously sized bedrooms and as well as a special bonus room. The master bedroom is very spacious and comes with its own Electric fireplace and features a bathroom with a beautiful bathtub and with a separate standing shower and double vanity. The newly fully developed LEGAL SUITED BASEMENT comes with a separate side entry with all kitchen stainless steel appliances. This would be your Mortgage Payments Helper. Outside the home is a large beautiful deck with a gas line for barbecue. The home had it's roof shingles, Sidings, Gutter and Downspouts all replaced in October 2024. The home is located near top rated schools including Kenneth D. Taylor and a brand New middle school currently being built near Evansford drive. Furnace, Vents, Dryer vents and fire place were professionally cleaned July 2024. . The Furniture is virtually staged in the pictures . Call your favorite realtor today for viewing.