



# 75 Evansview Point Calgary Alberta

\$829,900

Welcome to your dream home in the prestigious Evanston Ridge! This stunning 3-bedroom, 2.5-bathroom residence sits on a generous pie-shaped lot at the end of a serene cul-de-sac, offering unparalleled privacy and breathtaking panoramic views. With over 2,100 square feet of living space, this home offers a perfect blend of modern style and comfort. Step inside and be greeted by a spacious, open-concept floor plan adorned with high-end finishes and upgraded features throughout. The main floor boasts 9-foot ceilings and wide plank hardwood floors that flow seamlessly. The heart of the home is the gourmet kitchen, featuring a large island, stainless steel appliances, and a convenient walk-through pantry. Adjacent to the kitchen is a formal dining area perfect for hosting dinner parties, and a cozy living room with a natural gas fireplace, flanked by large windows that flood the space with natural light. Upstairs, you'll find a versatile bonus room that offers stunning ridge views, ideal for a family entertainment area, a serene retreat or an additional bedroom. The primary bedroom is a true sanctuary, complete with a luxurious 5-piece ensuite, dual vanities, a deep soaking tub, and a spacious walk-in closet. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The outdoor space is an entertainer's paradise. Step out from the dining area onto a concrete patio, perfect for outdoor dining or enjoying summer evenings around the fire pit. The fully landscaped backyard, lined with mature trees, offers a tranquil oasis with a beautiful water feature and a natural gas BBQ line, ready for your outdoor gatherings. Living in Evanston Ridge means you have access to a wealth of amenities. Enjoy leisurely walks along the scenic pathways, let the kids play in nearby playgrounds, and take advantage of the close proximity to s...

Foyer 9.50 Ft x 5.83 Ft  
 Other 12.00 Ft x 11.00 Ft  
 Pantry 5.92 Ft x 4.33 Ft  
 Living room 16.92 Ft x 13.92 Ft  
 Dining room 10.83 Ft x 9.25 Ft  
 2pc Bathroom 4.83 Ft x 4.83 Ft

Other 6.25 Ft x 6.25 Ft  
 5pc Bathroom 12.75 Ft x 11.42 Ft  
 Bedroom 13.17 Ft x 10.17 Ft  
 Bedroom 10.83 Ft x 10.58 Ft  
 4pc Bathroom 10.83 Ft x 5.92 Ft  
 Bonus Room 16.92 Ft x 13.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Other 8.58 Ft x 5.92 Ft

Laundry room 7.83 Ft x 7.42 Ft

Primary Bedroom 17.92 Ft x 12.25 Ft