



# 122 Evanscove Circle Calgary Alberta

\$738,888

Spacious, Family-Friendly, 4 Bedrooms Up, and Ready for You to Make Memories! Looking for the perfect home to spread out and enjoy? This 2294 sq. ft. two-story gem with 4 bedrooms, 2.5 baths, 9' ceilings, and a front-drive garage is exactly what you've been waiting for! Located in Evanston in Calgary's NW, step inside to find a functional floor plan that's perfect for a busy family like yours. The spacious living and dining rooms flow right into the kitchen, making it easy to keep an eye on the kids while you whip up dinner. Need a quiet spot to work from home? There's plenty of space that's perfect for your home office or a homework nook for the kids. Upstairs, you'll find four bedrooms, including a dreamy master suite with a walk-in closet big enough for all your "maybe one day" outfits! The kids will have their own rooms (no more sharing!), and with 2.5 baths, morning routines just got a lot smoother. Outside, you have a private deck with a gas line for your BBQ, and you've got a backyard that's calling for friends & family, birthday parties, and endless summer fun. The front-drive garage has all the space you need for parking, bikes, sports gear, and whatever else life throws your way. The attached garage also has a second entrance that leads right to the basement. Perfect for future development of a basement and plenty of potential. This home is nicely located near top-rated schools including Kenneth D. Taylor K-4 just steps away and a brand-new middle school currently being constructed along Evanston Drive. No more long morning commutes for drop-offs. You're also close to shopping, dining, and plenty of parks and outdoor adventures—whether it's a weekend hike, a family bike ride, or a lazy afternoon at the playground, this neighborhood has you covered. Evanston may be just right for you with its functional layout, beautiful landscaping and spectacular valley...

4pc Bathroom 9.08 Ft x 5.08 Ft

Bedroom 9.92 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.17 Ft

Primary Bedroom 12.92 Ft x 18.33 Ft

4pc Bathroom 11.17 Ft x 12.58 Ft

Bedroom 10.00 Ft x 10.00 Ft

2pc Bathroom 7.92 Ft x 3.17 Ft

Dining room 13.67 Ft x 20.92 Ft

Kitchen 10.83 Ft x 10.17 Ft

Breakfast 10.83 Ft x 10.83 Ft

Foyer 5.75 Ft x 9.58 Ft

Living room 14.08 Ft x 21.92 Ft

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

Listing Presented By:



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773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

