



126 Evansfield Rise Calgary Alberta

\$720,000

*** OPEN HOUSE SAT SEPT 14 1-3PM!!! ** Looking for that FLEXIBLE LOT with a LARGE HOME? Here it is! INSIDE corner on a QUIET crescent - NO sidewalks to shovel, NO community mailboxes, NO fire hydrant - just lots of parking and an EXTRA WIDE yard with EAST, SOUTH AND WEST exposure! Now step inside to this QUALITY built TRICO home offered by the original owner: FRESHLY painted, main floor features hardwood floors, nine foot ceilings with knockdown finish, main floor office/flex room, OPEN concept Living, dining and Kitchen including NEW oven, NEW microwave/hood OTR, LARGE island, GRANITE counters and room for a table for eight. GENEROUS side pantry for food and small appliances! Mudroom off garage has oversized closets and room to build in lockers or cabinetry. Upstairs you will find a huge bonus room that could be converted to a large 4th bedroom, two rooms on the south side of the home, and a private primary bedroom overlooking the backyard, complete with WALK-IN CLOSET, 5-PIECE ENSUITE. Second floor LAUNDRY and study nook complete the ideal 2nd floor plan. The unfinished basement is almost 900 square feet of open space that could be developed into a variety of uses. All this in sought after Evanston, close to 14th Street, Stoney Trail, schools, shopping, parks and trails. (id:6769)

Bonus Room 17.92 Ft x 15.75 Ft
Primary Bedroom 12.92 Ft x 11.92 Ft
5pc Bathroom 9.58 Ft x 9.42 Ft
Bedroom 10.67 Ft x 10.33 Ft
Bedroom 10.67 Ft x 10.33 Ft
Laundry room 5.58 Ft x 3.67 Ft
4pc Bathroom 8.17 Ft x 5.33 Ft

Living room 15.75 Ft x 12.92 Ft
Kitchen 12.50 Ft x 12.00 Ft
Dining room 10.00 Ft x 9.50 Ft
Other 7.08 Ft x 6.92 Ft
Office 6.92 Ft x 6.50 Ft
2pc Bathroom 6.50 Ft x 5.08 Ft
Foyer 10.25 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

<http://relocatewithval.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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

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