



## 30 Evansford Circle Calgary Alberta

\$600,000

Welcome to this beautifully maintained, bright, and thoughtfully upgraded 4-bedroom, 2.5-bath home nestled on a quiet street in the family-friendly community of Evanston. From the moment you step inside, you'll appreciate the inviting open-concept layout, abundant natural light, and stylish finishes that make this home both functional and welcoming. Luxury vinyl plank flooring flows throughout the main level, complemented by ceramic tile in the bathrooms and foyer. The kitchen is a great space, featuring a full tile backsplash, pantry, custom window coverings, and stainless steel appliances, including a newer stove and dishwasher. The adjoining living room is centered around a cozy gas fireplace, creating the perfect space to relax and entertain. A main-floor half bath and laundry room add everyday convenience, making household routines easier than ever. Upstairs, you'll find three generously sized bedrooms, including a soothing and relaxing primary retreat with its own 3-piece ensuite. A spacious 4-piece main bath serves the other two bedrooms, offering functionality for a growing family or guests. The fully developed basement adds valuable living space with an additional bedroom –ideal for guests, a home office, or playroom. Step outside to your beautiful backyard featuring a large pressure-treated back deck, complete with a BBQ gas hookup, the perfect for summer gatherings. An extra bonus is the oversized 22' x 24' detached garage with paved lane access - there's so much room to park and have a workshop area too! In 2025, the home received a full exterior upgrade, including new siding, shingles on both the house and garage, and new eavestroughs, fascia, soffits, and downspouts. This location combines convenience with community. You're just minutes from Stoney Trail for easy commuting and close to everyday amenities like FreshCo, No Frills, and Walmart. Nature ...

3pc Bathroom 5.17 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 11.50 Ft x 8.67 Ft

Bedroom 10.67 Ft x 8.42 Ft

Primary Bedroom 13.00 Ft x 13.42 Ft

Bedroom 11.75 Ft x 10.83 Ft

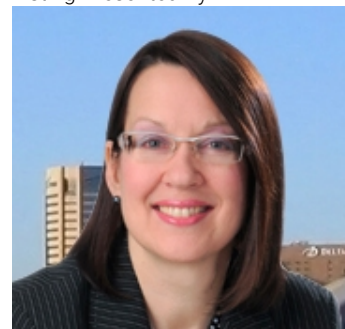
Recreational, Games room 17.83 Ft x 11.33 Ft

2pc Bathroom 8.17 Ft x 8.00 Ft

Dining room 10.33 Ft x 11.50 Ft

Kitchen 8.67 Ft x 11.50 Ft

Listing Presented By:



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Royal LePage Benchmark

<http://www.stephaniecampbell.com/>

**RE/MAX**

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