



# 55 Evansfield Rise Calgary Alberta

\$829,900

Please put this on your Must See List, as homes in this area rarely become available! Offering a very Spacious Layout and High End Finishing Detail, Backing West onto an Open Field, and Privacy Plus, this 2 Storey Home displays Pride of Ownership! The main floor has room to move starting in the Gourmet Kitchen that is ideal for big family gatherings! The upper level offers 3 spacious Bedrooms plus Bonus Room. There is 2,179 sq. ft. of beautifully developed living space! Click through the pictures to see the floor plan and quality interior finishing detail! Sunny East facing Front Exposure and Warm West Backyard, with Hardwood Floors & 9' high Ceilings on the Main Level. Granite Countertops in the Spacious Kitchen & Bathrooms. The main floor open layout has an L-Shaped Kitchen looking onto the Dining area, and the Open to Above back Living Room that has a feature wall and gas fireplace. With Stainless Steel Appliances including an Electric Range, Fridge, Built In Dishwasher, OTR Microwave with Hood Fan, and large Island this is your family gathering spot! Also a Walk Through Pantry leading to the Mudroom and Laundry area. Pack away your groceries quickly and easily! Plus a 2 pce bathroom. Large doors and windows on the back of the home help to provide plenty of daylight and open views! The upper level has 3 bedrooms plus bonus room, with the Primary Bedroom featuring an ensuite spa bathroom with dual sinks, long soaker tub and large separate shower. Plus the 4 pce main bathroom. The basement is awaiting your personal tastes for development. Enjoy the large west backing deck and patio, designed for BBQ and fun times! Fully Fenced, and with a front double attached garage that is insulated and drywalled. And also a Water Purifier and Water Softener installed! The community features more than 6.3 kilometres of pathways that wind through 16 community parks and seven playg...

Living room 15.00 Ft x 13.00 Ft  
 Dining room 10.00 Ft x 9.83 Ft  
 Kitchen 13.50 Ft x 12.75 Ft  
 Other 10.50 Ft x 6.83 Ft  
 Foyer 11.50 Ft x 5.42 Ft  
 2pc Bathroom 6.25 Ft x 4.92 Ft

Primary Bedroom 14.92 Ft x 14.50 Ft  
 Bonus Room 15.25 Ft x 13.67 Ft  
 Bedroom 11.25 Ft x 9.33 Ft  
 Bedroom 11.00 Ft x 9.25 Ft  
 5pc Bathroom 12.42 Ft x 9.58 Ft  
 4pc Bathroom 9.25 Ft x 4.92 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.derrickpenn.com>



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

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

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