



# 119 Evansridge Park Calgary Alberta

\$500,000

Welcome to this stunning 3-storey townhouse, perfectly situated in a quiet and established corner of Evanston. Say hello to neighbours and guests in the courtyard in front of your entrance. This spacious home is the whole package with over 1500sqft of practical living space, in a versatile open-concept layout. As you step through the front door, you are welcomed by mess-free LVP floors that floor directly into the sunny den. This space is an excellent home office and it can also easily be used as a bedroom. The main level features a centred galley-style kitchen with gleaming granite countertops that are complemented by beautiful walnut coloured cabinets. The kitchen is centred on the main level, making the entertainers dream. Host your friends & family for a delicious meal in the dining room to the right, or entertain them in the living room to the left. There is plenty of space for Costco-sized grocery hauls in the full-sized pantry (an uncommon feature in townhomes). Feeling thirsty? No problem! Crisp, filtered water on tap from your kitchen island! The main level flows seamlessly across the gleaming hardwood floors. Heading to the top level, you will find not one, but two primary bedrooms each with their own walk-in closet and ensuite bathrooms. The bedrooms are both quite sizeable and could fit king-sized beds. Size truly does matter in bedrooms....and in laundry rooms too! The large laundry room is conveniently located between the bedrooms and doubles as a great storage room (linens, cleaning supplies, drying racks, use your imagination). Zipping back down to the ground level, conveniently reach for your belongings in the closet and storage on the way to your double side-by-side garage. That's right! No tandem garages here. This townhome complex is sought-after for its practicality. It would be perfect for first-time homebuyers and young professionals to call h...

- Other 13.17 Ft x 7.25 Ft
- Den 8.25 Ft x 10.08 Ft
- Furnace 5.42 Ft x 7.83 Ft
- Living room 14.00 Ft x 13.67 Ft
- Other 12.42 Ft x 12.08 Ft
- Dining room 13.08 Ft x 11.08 Ft

- Primary Bedroom 11.42 Ft x 12.08 Ft
- 4pc Bathroom 4.92 Ft x 8.75 Ft
- Primary Bedroom 11.50 Ft x 12.42 Ft
- 3pc Bathroom 4.00 Ft x 8.75 Ft
- Other 4.92 Ft x 5.25 Ft
- Other 4.92 Ft x 8.08 Ft

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REALTY

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2pc Bathroom 4.92 Ft x 8.75 Ft

Laundry room 9.17 Ft x 4.92 Ft

Other 7.25 Ft x 5.67 Ft