



## 121 Evansridge Park Calgary Alberta

\$499,900

Are you looking for a TURN-KEY home for you and your young family, or even perhaps for a great investment property? Look no further! Welcome to this IMMACULATE CONDITION home that is ready for you, nestled in the quiet and family-friendly community of Evanston. Winter is coming... and here nobody needs to brave the cold Calgary winters and scrape off the snow, because now you have a DOUBLE SIDE BY SIDE ATTACHED GARAGE w/ EXTRA STORAGE! Envision yourself living here, since you work a hybrid job and a few days a week you WORK FROM HOME, the home's set up is ideal for you because you have a MAIN FLOOR DEN (can be converted into a small bedroom for teenagers that want "privacy" from parents) with HUGE WINDOWS that give you plenty of natural light, and on it's own level so meetings and phone calls are private. On the days you commute to the office, it's very convenient: Walk 1 min to the bus stop, drive to Downtown (24 mins) or the in the future, you're only a quick 8 mins to the FUTURE GREEN LINE LRT STATION. Your life is quite busy, so having an easier cleaning schedule is super important to you: LAMINATE PLANK FLOORING on the 2nd level, FULL HEIGHT CABINETRY in the kitchen (no more dusting the top), GRANITE COUNTERS in the kitchen/baths, and having a good-sized TOP FLOOR LAUNDRY ROOM to fold clothes quickly or for extra storage. Since you love to entertain guests at your home, you'll feel fortunate that you have an OPEN CONCEPT kitchen/living/dining area where you can continue to connect with your closest circle, while you prepare to wow them with your signature dishes. The dining room comfortably seats 8 (rare in a townhouse), as well as 3 more on the kitchen island stools. Having your everyday amenities close by is crucial to saving time in the long run: K-12 schools (Public/Catholic/Private in 1-11 mins), Groceries (5 mins), Costco (12 mins), Crossirons Mall (14 mi...

Living room 13.67 Ft x 11.58 Ft

Dining room 11.92 Ft x 10.42 Ft

Kitchen 12.17 Ft x 12.17 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Primary Bedroom 12.08 Ft x 11.42 Ft

3pc Bathroom 8.83 Ft x 4.92 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Laundry room 4.92 Ft x 9.25 Ft

Office 10.17 Ft x 8.33 Ft

Furnace 7.92 Ft x 5.33 Ft

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

Listing Presented By:



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Real Broker

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