

## 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  $\times$  15.75 Ft Primary Bedroom 12.92 Ft  $\times$  11.92 Ft 5pc Bathroom 9.58 Ft  $\times$  9.42 Ft Bedroom 10.67 Ft  $\times$  10.33 Ft Bedroom 10.67 Ft  $\times$  10.33 Ft Laundry room 5.58 Ft  $\times$  3.67 Ft 4pc Bathroom 8.17 Ft  $\times$  5.33 Ft Living room 15.75 Ft  $\times$  12.92 Ft Kitchen 12.50 Ft  $\times$  12.00 Ft Dining room 10.00 Ft  $\times$  9.50 Ft Other 7.08 Ft  $\times$  6.92 Ft Office 6.92 Ft  $\times$  6.50 Ft 2pc Bathroom 6.50 Ft  $\times$  5.08 Ft Foyer 10.25 Ft  $\times$  4.50 Ft

Listing Presented By:



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## REALTY

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