



# 176 Evansridge Circle Calgary Alberta

\$758,800

Welcome to this TURNKEY home, perfectly located next to a playground. Upon entering, you'll be captivated by all that this house has to offer: 9-foot ceilings on the main floor, an open-concept design, and a flexible den with sliding glass doors that adapt to any occasion. The kitchen features a generous island with quartz countertops, a stainless steel gas stove, and modern appliances, all complemented by a walk-through pantry that provides ample storage and conveniently connects to the mudroom and garage for easy grocery access. The south-facing living room is flooded with natural light, creating a bright and welcoming atmosphere that's perfect for hosting large gatherings. Upstairs, the spacious master bedroom easily accommodates a king-size bed while still offering plenty of room to move around. The luxurious ensuite is equipped with a soaker tub and a rain shower. Two well-sized children's rooms share a full 4-piece bathroom. The bonus room above the double attached garage is filled with natural light and is spacious enough for a TV or play area. The unfinished basement features high ceilings, three windows, rough-in plumbing, and central vacuum, providing a blank canvas with endless possibilities. This home is ready for you to move in! (id:6769)

Bonus Room 5.49 M x 4.72 M

Bedroom 3.05 M x 3.33 M

Bedroom 3.05 M x 3.33 M

4pc Bathroom 3.30 M x 1.52 M

Primary Bedroom 4.32 M x 4.17 M

Other 2.06 M x 3.35 M

4pc Bathroom 2.92 M x 3.35 M

Foyer 1.83 M x 1.98 M

2pc Bathroom 1.52 M x 1.58 M

Laundry room 1.68 M x 1.50 M

Other 2.57 M x 2.82 M

Pantry 1.73 M x 1.52 M

Other 3.30 M x 3.96 M

Dining room 3.20 M x 3.45 M

Living room 4.27 M x 4.57 M

Office 3.68 M x 2.90 M

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca