



## 200 Evanswood Circle Calgary Alberta

\$640,000

Situated in Evanston's highly sought-after location, this Nu Vista built 2049 square foot home with 3+1 bed and 3.5 bath is nestled in a circle, conveniently positioned within a 5-minute drive to three schools and two shopping centers. The main and upper floors boast of 9' CEILINGS with huge windows in every room to let in plenty of natural light. The primary bedroom in this house boasts a double-door entry, complete with a 5-piece ensuite bathroom and a walk-in closet. It also features a central bonus room, a laundry room, and two bedrooms with a full bathroom. Upon entering the house, you'll find a flex room on the main floor, where a two-sided fireplace with a top-to-bottom stone finish. The main floor front and back door comes equipped with a modern storm door which provides for a great cross ventilation in summer. The kitchen is blended with a high grade dark cabinetry and stainless steel appliances all surrounded by a beautiful granite countertop. The basement comes finished with a 1 bed and bath plus a large game area and kitchenette all with compliance to City code. The community benefits from an excellent bus frequency, a shopping center and the surrounding circle features a green space with soccer and baseball fields. The listing agent has an interest in the property. (id:6769)

4pc Bathroom 5.00 Ft x 10.08 Ft  
 5pc Bathroom 11.67 Ft x 17.50 Ft  
 Bedroom 11.83 Ft x 12.08 Ft  
 Bedroom 12.58 Ft x 9.75 Ft  
 Laundry room 8.58 Ft x 5.33 Ft  
 Bonus Room 12.17 Ft x 12.92 Ft  
 Primary Bedroom 12.50 Ft x 14.75 Ft  
 Other 8.50 Ft x 7.25 Ft  
 4pc Bathroom 7.00 Ft x 9.42 Ft  
 Bedroom 10.92 Ft x 14.50 Ft

Recreational, Games room 158.00 Ft x 25.17 Ft  
 Storage 4.50 Ft x 9.42 Ft  
 Furnace 11.75 Ft x 14.50 Ft  
 2pc Bathroom 5.33 Ft x 5.00 Ft  
 Dining room 12.42 Ft x 9.67 Ft  
 Foyer 5.50 Ft x 12.33 Ft  
 Kitchen 12.58 Ft x 10.17 Ft  
 Living room 12.42 Ft x 17.42 Ft  
 Other 7.42 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty



**Real Estate Professionals Inc.**

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

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