



# 31 Evanscove Heights Calgary Alberta

\$825,000

Open House Saturday, July 20th 1pm-3pm. Welcome to this gorgeous 4 bedroom, 3 bathroom upscale home in the desired community of Evanston. This home really does have it all. Great curb appeal is the first thing you'll notice before walking into the home to be greeted by extremely high ceilings and an expansive feeling of space. Beautiful tile and hardwood floors span the open floor plan starting first with a large office on the main level before heading into the chef's style kitchen complete with stainless steel appliances and granite countertops. The sit-up island is open to the living room and dining room which makes this the perfect place for family gatherings and entertaining. Walking out onto your south-facing deck you have a wonderful view of your south-facing backyard and an expansive skyline. Upstairs is a massive bonus room, 2 additional good-sized bedrooms, a full bathroom and your primary suite which offers a luxurious ensuite and walk-in closet. The walk-out basement has an additional bedroom and full bathroom as well as an entertainment room which is perfect for a media room, gym, pool table, or anything else you can imagine. The south-facing backyard is always bathed in bright sunlight and is a good size to create an oasis for you and your family for those summer days. Do not miss out on this opportunity to own an exclusive home in the upscale neighbourhood of Evanston, a community offering great schools, shopping and access to nature. (id:6769)

Bedroom 11.83 Ft x 12.92 Ft

Family room 12.50 Ft x 24.33 Ft

3pc Bathroom Measurements not available

Other 7.25 Ft x 8.25 Ft

Kitchen 11.25 Ft x 16.08 Ft

Dining room 12.92 Ft x 13.50 Ft

Living room 14.92 Ft x 15.58 Ft

Office 8.75 Ft x 10.67 Ft

Laundry room 5.42 Ft x 5.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.92 Ft x 14.92 Ft

Bedroom 9.08 Ft x 11.00 Ft

Bedroom 9.25 Ft x 10.42 Ft

Bonus Room 13.42 Ft x 17.92 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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