



40 Evansfield Place Calgary Alberta

\$929,900

OPEN HOUSE SAT Sept 14th 1:00 - 3:00pm Welcome to your dream home in the heart of Evanston! This stunning five-level-split, four-bedroom family home is the perfect blend of luxury, functionality, and space. Thoughtfully designed with high-end finishes and numerous upgrades, this home offers everything your family needs - and more. Step into the open-concept kitchen and dining area, complete with granite countertops, custom millwork, and high-end appliances, ideal for hosting family and friends. A large walk-through pantry and main floor laundry add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while two gas fireplaces on different levels create a cozy ambiance throughout the home. The lower levels are just as impressive, with a basement that already features a bedroom, full bathroom, living room, and a kitchen area—complete with granite counters. With a few simple additions, this space could easily become a full secondary suite. It's perfectly suited for extended family or as a potential rental with its separate entrance possibility, no need to cut into the foundation. The entertainment features of this home are unrivaled. Whether you're hosting a cozy gathering or a lively party, you'll love the onyx bar with its restaurant-grade ice maker, two bar fridges, and custom glass shelving. The home theatre system, complete with built-in speakers and a subwoofer, ensures a cinematic experience right in your own home. Plus, with four independent speaker zones, everyone in the family can enjoy their own music wherever they are in the house. Retreat to the spacious master suite, where you can relax in the soaker tub or enjoy the convenience of dual vanities. The upper-level bedrooms are perfect for kids, featuring blackout blinds for a restful night's sleep. Outside, the professionally...

Family room 15.67 Ft x 19.75 Ft
 Living room 17.00 Ft x 21.33 Ft
 4pc Bathroom 9.42 Ft x 4.92 Ft
 5pc Bathroom 12.58 Ft x 10.08 Ft
 Bedroom 12.58 Ft x 9.83 Ft
 Bedroom 11.67 Ft x 11.33 Ft

3pc Bathroom 8.83 Ft x 5.42 Ft
 Kitchen 9.58 Ft x 7.75 Ft
 Bedroom 8.92 Ft x 12.17 Ft
 Laundry room 7.50 Ft x 7.83 Ft
 2pc Bathroom 4.92 Ft x 7.00 Ft
 Dining room 12.83 Ft x 14.08 Ft

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Office 12.08 Ft x 13.42 Ft

Foyer 9.67 Ft x 6.33 Ft

Primary Bedroom 15.92 Ft x 17.50 Ft

Kitchen 16.17 Ft x 14.42 Ft