



## 78 Evansmeade Circle Calgary Alberta

\$649,900

Welcome to this well-appointed two-storey home, ideally situated on a quiet street in the desirable community of Evanston. This charming property boasts a west-facing backyard, perfect for enjoying sunny afternoons, and is just steps away from a serene pond and tranquil walking paths. The main floor features an open-concept kitchen with a large island, white cabinetry, and stunning quartz countertops. The kitchen flows seamlessly into the dining and living areas, where a cozy gas fireplace adds warmth and charm while overlooking the peaceful west-facing backyard. A convenient half bath and laundry room round out the main level. Upstairs, you'll find a spacious bonus room with soaring 9' ceilings, as well as three generously sized bedrooms, including a king-sized primary retreat with a large walk-in closet and a luxurious ensuite complete with dual sinks, a soaker tub, and a walk-in shower. The fully developed lower level offers additional living space with a family room, a fourth bedroom, a full bathroom, and the potential for a second kitchen, as a sink is already in place. Recent updates include a new roof with shingles replaced in 2021, providing peace of mind for years to come. The Evanston community is family-friendly, offering both Catholic and public schools, and is just minutes away from three shopping plazas with plenty of amenities. With easy access to Stoney Trail and beautiful outdoor spaces, this home offers the perfect balance of comfort, convenience, and location. (id:6769)

Furnace 8.67 Ft x 8.33 Ft

Recreational, Games room 23.83 Ft x 23.75 Ft

Bedroom 8.50 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Living room 17.17 Ft x 14.08 Ft

Kitchen 9.83 Ft x 11.92 Ft

Dining room 10.92 Ft x 12.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 17.83 Ft

Family room 19.00 Ft x 11.58 Ft

Bedroom 9.58 Ft x 10.25 Ft

Bedroom 8.92 Ft x 9.92 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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