



8 Evansdale Way Calgary Alberta

\$715,000

Tucked away on a quiet street and backing onto a spacious green space and designated off-leash dog park, this home offers the perfect blend of peace, privacy, and convenience with the added benefits of a LEGAL suite in the basement. Step inside to discover an open-concept main floor featuring newer engineered hardwood flooring throughout. The expansive living room is a standout with its added mantle and modern fireplace, complemented by large windows that fill the space with natural light. The kitchen has been tastefully refreshed with a new feature wall, stylish backsplash, and updated appliances. It also includes a microwave hood fan, pantry, and flows seamlessly into the dining area, where patio doors lead to your private backyard—ideal for entertaining or relaxing. The main level also includes a laundry room with built-in cabinetry and a convenient 2-piece powder room. Upstairs, you'll find a generously sized bonus room, perfect for movie nights or family gatherings, with direct access to an upper balcony. The primary suite features a large walk-in closet and a bright ensuite with a skylight. Two additional bedrooms and a renovated 4-piece bathroom complete the upper floor. The basement is fully finished with a new legal secondary suite. Complete with a separate entrance, a great-sized bedroom, a full bathroom and separate kitchen & living space, the suite is fully self contained! The home is situated in a prime location close to schools, FreshCo, restaurants, pet stores, and more! Quick access to major routes—just 15 minutes to Calgary Airport and 20 minutes to Downtown. Don't miss this incredible opportunity to own a move-in ready home with a legal suite in one of Calgary's most desirable communities! (id:6769)

3pc Bathroom 5.42 Ft x 8.17 Ft
Family room 10.75 Ft x 12.58 Ft
Kitchen 4.50 Ft x 12.58 Ft
Dining room 7.67 Ft x 9.00 Ft
Bedroom 10.83 Ft x 12.75 Ft
Laundry room 8.08 Ft x 10.42 Ft
Other 5.75 Ft x 8.75 Ft

Laundry room 4.33 Ft x 5.00 Ft
2pc Bathroom 3.00 Ft x 6.50 Ft
Primary Bedroom 11.08 Ft x 15.50 Ft
Bonus Room 16.58 Ft x 17.00 Ft
Bedroom 9.83 Ft x 10.50 Ft
Bedroom 9.83 Ft x 13.75 Ft
4pc Bathroom 5.00 Ft x 8.17 Ft

a

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.wildeyrealestate.ca/>



Real Estate Professionals Inc.

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

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

Living room

13.00 Ft x 15.50 Ft

Dining room

11.42 Ft x 11.50 Ft

Kitchen

11.25 Ft x 12.50 Ft

4pc Bathroom

6.00 Ft x 12.50 Ft

Other

4.67 Ft x 17.00 Ft