



13 Evanscove Manor Calgary Alberta

\$550,000

Welcome to this beautifully maintained and fully developed walkout home offering 1,555 sq ft (132 sqm) above grade, built in 2010 and thoughtfully upgraded throughout. This 3-bedroom, 3.5-bathroom residence features a bright and functional open-concept layout ideal for families and professionals alike. The main level showcases a spacious living area, a well-appointed kitchen with granite countertops, and a seamless flow into the dining space -- perfect for both everyday living and entertaining. Recent improvements and features include: All carpet replaced with durable luxury vinyl plank (LVP) flooring throughout, new roof (2025) , Central air conditioning, PLUS Fully developed walkout basement. The upstairs offers three well-sized bedrooms, including a spacious primary suite complete with a private ensuite. The fully finished walkout basement adds exceptional versatility with a large recreation/living area plus a flex room ideal for a home office or potential fourth bedroom. The walkout design enhances natural light and provides direct access to the backyard, creating excellent indoor-outdoor functionality. Included with the home: Washer, dryer, refrigerator, stove, over-the-range microwave, dishwasher, outdoor shed, and two garage door opener remotes -- making this a true turnkey opportunity. Located close to shopping, parks, major routes, and with a brand new middle school opening this September, this is an outstanding opportunity in a growing and family-friendly community. Move-in ready with key capital upgrades already completed. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Den 8.67 Ft x 10.67 Ft

Recreational, Games room 17.83 Ft x 14.25 Ft

Furnace 7.00 Ft x 10.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 9.50 Ft x 12.42 Ft

Foyer 4.67 Ft x 7.83 Ft

Eat in kitchen 11.50 Ft x 12.08 Ft

Living room 9.58 Ft x 14.50 Ft

4pc Bathroom .00 Ft x .00 Ft

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Bedroom 9.42 Ft x 13.00 Ft

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Laundry room 7.58 Ft x 6.08 Ft

Primary Bedroom 13.08 Ft x 18.00 Ft

Listing Presented By:



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