



254 Evansmeade Circle Calgary Alberta

\$780,000

4 ABOVE GRADE BEDROOMS | HUGE BONUS ROOM | MAIN FLOOR OFFICE | RECENT UPDATES | OUTSTANDING LOCATION MERE STEPS TO A PARK, POND & TRAILS. Numerous updates throughout this beautiful move-in ready home with 4 above grade bedrooms! Phenomenally located down the street from a tranquil green space with a charming gazebo, a playground, a pond and extensive walking paths that wind around this family-friendly community. A new fibre concrete driveway leads to the double attached garage keeping vehicles safely out of the elements. Adding to your peace of mind are 3-year-old roof shingles, a 2-year-old hot water tank and a recently and regularly serviced furnace. The freshly painted interior is a welcoming sanctuary for any large or growing family with new backsplashes and counter-tops in the stylish re-faced kitchen and bathrooms. Gleaming hardwood floors and an abundance of natural light grace the open and airy floor plan. Show off your culinary prowess in the crisp white kitchen with a gas stove, breakfast bar seating and a walk-through pantry for easy grocery unloading. Easily gather and entertain in the dining room or adjacent back deck. Spend cool winter evenings relaxing in front of the gas fireplace in the inviting family room. A large flex room is a versatile space for a formal living or dining room, a home office or a kid's play area. Handily the privately tucked away powder room is off the garage entrance for a quick clean-up upon entry. Convene in the upper level bonus room for engaging movies and games nights. This level is also home to 4 spacious bedrooms and 2 updated bathrooms. The primary retreat is a calming oasis with a large walk-in closet and a private, stylishly updated ensuite, no more sharing with the kids! Spend the warm months on the large rear deck (with a new railing) barbequing or unwinding while kids and pets play in the grassy area. Outstanding!...

Living room 11.17 Ft x 11.08 Ft

Family room 15.83 Ft x 13.50 Ft

Kitchen 11.17 Ft x 9.58 Ft

Dining room 11.17 Ft x 11.50 Ft

2pc Bathroom 7.25 Ft x 3.00 Ft

Bonus Room 19.08 Ft x 18.67 Ft

Primary Bedroom 14.58 Ft x 16.92 Ft

Other 12.00 Ft x 7.83 Ft

Bedroom 12.00 Ft x 10.92 Ft

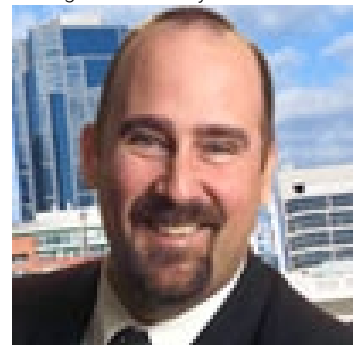
Bedroom 10.50 Ft x 9.33 Ft

Bedroom 12.00 Ft x 10.92 Ft

4pc Bathroom 12.00 Ft x 4.92 Ft

4pc Bathroom 6.75 Ft x 8.42 Ft

Listing Presented By:



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