



37 Evansfield Manor Calgary Alberta

\$945,000

Welcome to this beautifully maintained Trico-built home (2020), offering over 3,400 sq. ft. of fully developed living space, ideally located steps away from a park in the desirable community of Evanston. With 5 bedrooms, 3.5 bathrooms, a sunny south-facing backyard, and a double attached garage, this home shows true pride of ownership throughout. The main level is thoughtfully designed for both everyday living and entertaining. At the heart of the home is the chef's kitchen, featuring quartz countertops, stainless steel appliances, a large breakfast bar, under the counter led lighting and a walk-through pantry for added convenience. The kitchen flows seamlessly into the spacious dining area and bright living room, highlighted by a cozy gas fireplace and abundant natural light. Sliding doors off the dining room lead to the back deck, extending your living space outdoors. A private den, perfect for a home office, along with a 2-piece powder room and a functional mudroom with garage access, complete this level. Durable luxury vinyl plank (upgraded within the last 3 months), tile, and carpet flooring run throughout the home, complemented by modern lighting with auto sensors. Upstairs, you'll find a generous bonus room ideal for family gatherings, media space, or guests. The primary suite is a true retreat, offering his and hers walk-in closets and a spa-inspired 5-piece ensuite with dual vanities, a soaker tub, and a walk-in shower. Two additional well-sized bedrooms are thoughtfully positioned on this level, along with a 4-piece bathroom. A convenient upper-floor laundry room with shelving and storage adds everyday practicality. The recently developed and fully finished basement (with permits pulled) expands the living space even further. Designed with modern halo lighting, this level features a large family room, two spacious bedrooms, and a stylish 3-piece bathroom...

Bonus Room 17.17 Ft x 15.00 Ft
 Primary Bedroom 18.92 Ft x 17.67 Ft
 5pc Bathroom 12.00 Ft x 9.67 Ft
 Other 8.58 Ft x 3.50 Ft
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 Bedroom 12.25 Ft x 9.92 Ft

Bedroom 11.42 Ft x 8.75 Ft
 Bedroom 13.92 Ft x 8.67 Ft
 3pc Bathroom 8.17 Ft x 6.58 Ft
 Furnace 17.00 Ft x 7.92 Ft
 Living room 14.42 Ft x 13.00 Ft
 Kitchen 13.33 Ft x 10.00 Ft

Listing Presented By:



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Bedroom 12.25 Ft x 9.92 Ft

Laundry room 9.67 Ft x 6.25 Ft

4pc Bathroom 11.00 Ft x 5.25 Ft

Family room 21.17 Ft x 14.67 Ft

Pantry 5.17 Ft x 4.83 Ft

Dining room 10.92 Ft x 10.00 Ft

Foyer 14.50 Ft x 5.42 Ft