



# 42 Evansford Grove Calgary Alberta

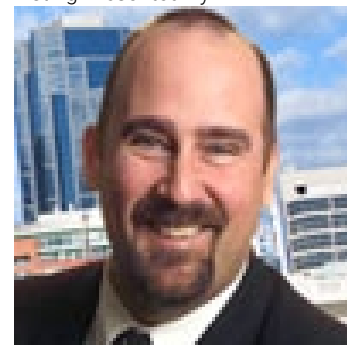
\$720,000

Stunning 4-bedroom, 3.5-bathroom home spanning 1927 square feet in the desirable community of Evanston. This fully finished residence backs onto a lush green space and is just steps away from an off-leash dog area, offering a serene and pet-friendly environment. The main floor features a cozy natural gas fireplace, creating a warm and inviting living space. Upstairs, you'll find a HUGE bonus room, perfect for family gatherings or a recreational area. The fully finished basement includes an additional bedroom, providing extra living space and flexibility for guests or family members. The property boasts a large deck, ideal for outdoor entertaining, and a beautifully landscaped yard, enhancing the overall appeal of the home. Located in a quiet area of Evanston, residents can enjoy an abundance of amenities and convenient access to local services. This home perfectly combines comfort, style, and a prime location. The roof was replaced in 2022. Laundry services are ready to go also in the basement. (id:6769)

Bedroom 11.25 Ft x 16.17 Ft  
4pc Bathroom 5.00 Ft x 10.76 Ft  
Other 5.58 Ft x 9.42 Ft  
Kitchen 10.83 Ft x 10.76 Ft  
Breakfast 6.00 Ft x 10.76 Ft  
Dining room 9.91 Ft x 13.75 Ft  
Living room 13.00 Ft x 13.75 Ft  
Other 3.74 Ft x 6.82 Ft  
2pc Bathroom 3.08 Ft x 7.68 Ft

Primary Bedroom 13.00 Ft x 15.00 Ft  
Bedroom 9.91 Ft x 9.91 Ft  
Bedroom 9.68 Ft x 9.91 Ft  
Bonus Room 14.67 Ft x 16.83 Ft  
Laundry room 3.00 Ft x 5.18 Ft  
Family room 12.24 Ft x 20.77 Ft  
4pc Bathroom 5.00 Ft x 9.91 Ft  
4pc Bathroom 7.74 Ft x 12.57 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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