# \$699,900 - 37 Evansfield Gate Nw, Calgary

MLS® #A2212583

## \$699,900

4 Bedroom, 4.00 Bathroom, 1,860 sqft Residential on 0.09 Acres

Evanston, Calgary, Alberta

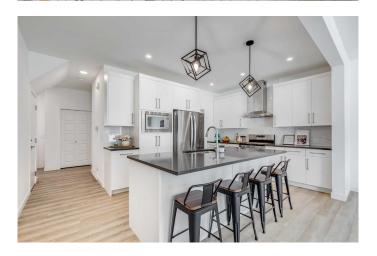
Welcome Home! This beautifully maintained 2-storey family home with a fully legal one-bedroom basement suite sits on a large lot with extended back yard in sought after Evanston. Gleaming from top to bottom, this home showcases true pride of ownership, thoughtful design throughout and is truly move-in ready.

The main floor features a bright, open-concept layout with 9 ft ceilings offers a sophisticated white kitchen with granite counters, elegant tiled backsplash, exceptional cupboard & counter space, stainless steel appliances including a gas stove, a large island with room to seat four, and a generous walk-through pantry. The luxury vinyl plank flooring throughout the main complements the space, while large windows shower the home in natural light - creating an airy, welcoming atmosphere perfect for both everyday life and entertaining. Dining is a breeze with significant space to accommodate large gatherings and overlooks the inviting living room and your amazing back yard. Patio doors open to a sizeable composite deck and lead to the poured concrete patio and expansive green space to accommodate all your outdoor furniture, play structures and gardens.

Upstairs, three spacious bedrooms surround the central bonus room offering privacy between sleeping quarters. The primary suite







is a peaceful retreat with a full walk-in closet, luxurious 5-piece ensuite with granite counter, dual sinks, soaker tub, and a separate glass shower. The 4-piece family bath and convenient upper-floor laundry complete the level.

The legal basement suite offers incredible flexibility and quality, featuring a private side entrance, generous living area, and a contemporary kitchen with white cabinetry, marble-style backsplash, stainless steel appliances, and sleek black hardware. The suite also includes a spacious bedroom with a large window, a modern 3-piece bath, in-suite laundry, and exceptional storage space - perfect for guests, extended family, or rental income.

Add to all these outstanding features, a new roof and an attached double garage already finished including an epoxy floor coating, offering clean, secure storage and parking.

You will fall in love with this location as well being mere steps from a park (the music park), large field, and in close proximity to the schools, parks, amenities, and major commuter routes that Evanston is known for. This home delivers modern style, comfort, and location in one perfect package. Book your private showing today!

Built in 2020

#### **Essential Information**

MLS® # A2212583 Price \$699,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,860 Acres 0.09 Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 37 Evansfield Gate Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1V8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Driveway, Insulated

# of Garages 2

#### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Entrance, Storage

Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 17th, 2025

Days on Market 13
Zoning R-G

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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