

# \$749,000 - 120 Evansridge Close Nw, Calgary

MLS® #A2207906

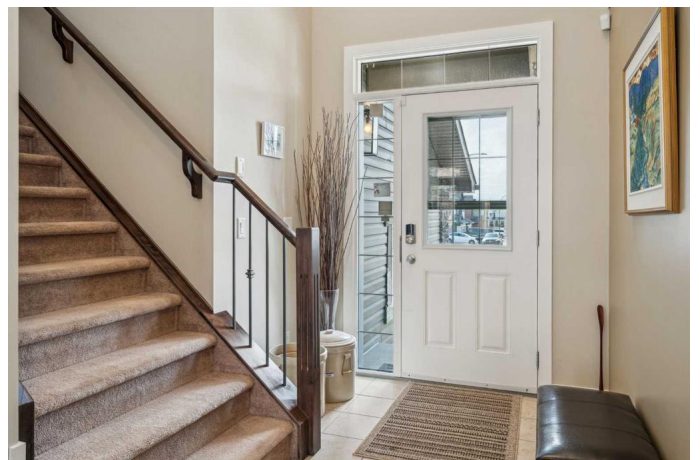
**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,994 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

\*\*\*OPEN HOUSE SAT APRIL 19th

1:00-4:30pm\*\*\* Looking for an upgraded, large, two-storey home in the beautiful community of Evanston? Look no further. This 1990 sq ft beautifully maintained home features 9' ceilings main floor, air-conditioning, custom blinds, upgraded kitchen with granite counter tops, espresso stained cabinets and a stainless steel LG appliance package. Step into your great room with gas burning fireplace and expansive windows which allow an abundance of natural light. The double attached garage leads to a convenient mud room and a large walk-in pantry. The upper floor features a large bonus room, laundry room, and three bedrooms. The sprawling primary suite is the jewel in this home's crown. Spanning more than 400 sq ft, it features TWO walk-in closets, a large bright room, and an opulent en-suite bath with double sinks, large tub, enclosed shower, and separated toilet. The large unfinished basement awaits your creativity. The fully landscaped backyard has a Trex composite deck, is on a pie-shaped lot with no road in behind, and has a tall privacy fence. The roof is brand new, and new gutters and some siding replacement are being completed. Located in a quiet cul-de-sac close to all amenities, schools, one block from a park and playground, and easy access to Stoney Trail, Costco, and Nosehill park- this will be sure to appeal to many families. Book your viewing today!



Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207906    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,994       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 120 Evansridge Close Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P0H6                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Landscaped, See Remarks, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 8th, 2025

Days on Market 3

Zoning R-G

### **Listing Details**

Listing Office MaxWell Canyon Creek

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