



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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94 Evansfield Rise NW  
Calgary, Alberta

MLS # A2242817



\$869,999

|             |                                                                                                    |            |     |
|-------------|----------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                         | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                    | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                     | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding                                                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                    | Utilities: | -   |
| Features:   | Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |            |     |
| Inclusions: | None                                                                                               |            |     |

Step into this beautifully upgraded home where comfort meets sophistication. Featuring 9-foot ceilings on the main floor and a breathtaking open-to-below staircase, this home impresses from the moment you walk in. Designer feature walls and high-end light fixtures add a touch of luxury throughout. The spacious main living area includes a grand fireplace mantle in the family room and flows into a chef-inspired kitchen equipped with stainless steel appliances, a massive center island with seating, rich espresso cabinetry, quartz countertops, and a decorative dome above the burner for added elegance. Upstairs, enjoy an oversized bonus room, a primary bedroom retreat with a cozy fireplace, and a spa-like 5-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. A study nook and a laundry room with sink add both convenience and function. The fully finished basement offers two additional bedrooms, a full bathroom with durable premium plastic paneling, and a spacious rec room – ideal for entertaining or extended family. Step outside to your composite wood deck, perfect for relaxing or hosting guests. Additional upgrades include a new roof, dual high-efficiency furnaces, and central air conditioning, ensuring year-round comfort and peace of mind. Ideally located near parks, walking paths, shopping, and public transit – this home checks every box.