



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

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37 Evansfield Terrace NW  
Calgary, Alberta

MLS # A2259858



\$799,900

|             |                                                                                                                                                                   |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                        | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                   | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                                                    | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                                   | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                   | Utilities: | -   |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                               |            |     |

\*\*\*Immediate Possession Available\*\*\*. First-time on the market&mdash;lovingly maintained by the original owners.. Welcome to this beautifully upgraded home in the sought-after community of Evanston, situated on a traditional 38-foot-wide lot and offering approximately 3,800 sq. ft. of fully developed living space. This property checks all the boxes&mdash;CENTRAL AIR CONDITIONING, sunny WEST-FACING backyard, main floor bedroom with FULL WASHROOM, and a fully finished basement. Upon entering, you're welcomed by a spacious foyer and rich maple hardwood floors throughout the main level. The gourmet kitchen features a gas stove, ample counter space for all your culinary needs, and a corner pantry that can easily be converted into a walk-through pantry. The main floor also includes a full bathroom and a versatile bedroom&mdash;perfect for guests or multi-generational living. Upstairs, a large bonus room with west-facing TRIPLE PANE windows provides the ideal setting for family movie nights. The spacious primary suite offers a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes two more bedrooms and a generous recreation area&mdash;ideal for a home theatre, gym, or playroom. Located in Evanston, a vibrant and family-oriented NW Calgary community, this home offers easy access to major routes like Stoney Trail, top-rated public and Catholic schools (including a new middle school opening soon), parks, walking paths, and shopping centers. Roof and siding were replaced in 2024. Explore the Video Virtual Tour on YouTube by searching MLS&reg; #A2259858. Don&rsquo;t miss this exceptional opportunity&mdash;book your private viewing today!