

218 Evansmeade Close NW
Calgary, Alberta

MLS # A2211303



\$650,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: 1 Garage Remote Control, Hot Tub

Discover a one-of-a-kind property in Evanston situated on a remarkable pie-shaped lot offering 1,424 square feet of well designed space plus a fully developed walkout basement. The bright white kitchen is a chef's delight with ample cabinetry, generous counter space, a handy corner pantry, and a breakfast bar. Adjacent to the kitchen, the dining area is perfectly positioned with patio doors that open to a private deck/balcony complete with a gas line ready for your BBQ needs. The warm and inviting living room centers around a gas fireplace paired with a recessed area for your TV, offering a cozy space that overlooks the south-facing backyard. Elegant engineered hardwood flooring graces the main level. Upstairs, the master bedroom offers a peaceful retreat with a walk-in closet and a tastefully renovated four-piece ensuite featuring a soaker tub. Two additional bedrooms share a well-appointed four-piece bathroom. The walkout basement is equally impressive, featuring a three-piece bath, spacious recreational area with a charming brick-faced gas fireplace, and patio doors that lead to a lower deck ideal for indoor-outdoor entertaining. Step outside to enjoy the expansive backyard, complete with a firepit, dedicated RV parking, multiple garden areas, and an oversized, double detached garage. A new roof and new vinyl siding have just been installed on the house plus the garage. This home is located within a short walk to a K-grade 4 school and parks, and only moments from shopping, restaurants, and public transit, this Evanston gem truly embodies the best of NW community living.