

126 Evanscove Circle NW
Calgary, Alberta

MLS # A2231418



\$749,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: 24' heated outdoor pool and all attachments, hammocks, pergola lights, pergola wind screens

Welcome to this beautifully UPDATED home in the heart of Evanston, featuring an incredible landscaped yard and a stunning outdoor living space complete with your very own heated POOL and perfect for summer entertaining! Meticulously maintained, the home showcases gleaming HARDWOOD FLOORS, a spacious front flex room, and a convenient main-level laundry and mudroom with CUSTOM CABINETRY. The open-concept main floor is ideal for both family living and entertaining. The kitchen has UPDATED APPLIANCES, corner pantry, LARGE NOOK and a raised eating bar. Upstairs, you'll find three generously sized bedrooms, a four-piece bathroom, and a spacious bonus room. The primary suite is a true retreat, offering a large walk-in closet and a luxurious four-piece ensuite with a JETTED TUB! The FULLY FINISHED BASEMENT adds even more living space, with a large rec room, an additional bedroom, a three-piece bath, and a storage room. Bonus features include 9-foot ceilings in the basement, two hot water tanks, and an updated furnace. Along with the double attached garage the OVERSIZED DRIVEWAY offers ample parking space. Ideally located on a quiet street, close to schools, parks, shopping, and all the amenities Evanston has to offer, this home is a must-see!