

## 71 Evansfield Rise NW Calgary, Alberta

MLS # A2306905



# \$879,000

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,266 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Interior Lot, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Range (Basement), Microwave Hood-Fan (Basement), Dishwasher (Basement), Refrigerator (Basement), Refrigerator (Basement)		

LEGAL BASEMENT SUITE | JAYMAN ALLURE FLOOR PLAN | WEST-FACING BACKYARD | BACKING ONTO GREEN SPACE | OVERSIZED HEATED GARAGE | CENTRAL A/C. Welcome to 71 Evansfield Rise NW, built in 2014—an exceptional, original-owner home situated on a traditional 35 ft wide lot, backing onto green space with no neighbours behind and a sunny west-facing backyard. Meticulously maintained and offered to the market for the first time, this home showcases true pride of ownership throughout. The main floor features a welcoming foyer, a bright living room filled with natural light, and a spacious chef-inspired kitchen complete with a large central island, gas cooktop, ample counter space, and a corner pantry. The dining area is enhanced by west-facing windows that bring in abundant sunlight, creating a warm, inviting atmosphere. Upstairs, you’ll find a generous bonus room with high ceilings, a convenient upper-level laundry room, and a dedicated workspace—ideal for working from home. This level also offers three well-sized bedrooms, including a primary retreat with a spa-like 5-piece ensuite, as well as an additional full bathroom. The fully developed LEGAL basement suite (an investment of approximately \$110K–\$120K by the owner) offers excellent versatility and income potential, featuring a spacious bedroom, a full kitchen, and a separate laundry room. The home also features R60 attic insulation, improving energy efficiency and reducing heating costs. Additional highlights include central air conditioning, a heated garage with custom-built shelving, two high-efficiency furnaces, a premium Kinetico water softener system, and two sets of appliances. The roof and two sides of the siding were replaced in 2024. The west-facing backyard backing onto green space provides the perfect setting to enjoy

sunny afternoons and evening BBQs in a private, serene environment. Ideally located close to parks, walking distance to two schools, shopping, and major roadways, this home offers an outstanding combination of comfort, functionality, and long-term value. Call today to book your private viewing!