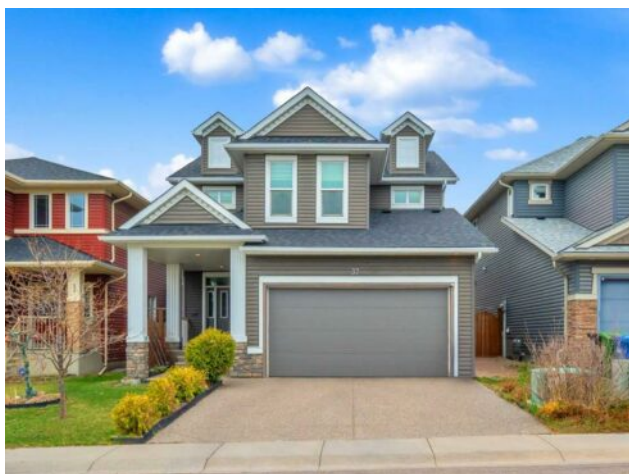


37 Evansfield Terrace NW  
Calgary, Alberta

MLS # A2215506



# \$879,999

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Evanston  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,598 sq.ft.  | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Rectangular Lot |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Double Vanity, Dry Bar, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities

**Inclusions:** children's play structure and garden shed

Property is Back to Market due to Buyers Financing! Experience Luxury Living in Evanston NW &ndash; A Stunning Nuvista Home! This exquisite residence sits on a spacious wide lot and the freedom of estate home living In this community. residents will enjoy the luxury of space and minutes away from the convenience of amenities. Enjoy breathtaking views of the Rocky Mountains and vivid prairie-sky sunsets in a peaceful rural-inspired setting. This home boasts a sophisticated and stylish layout, thoughtfully designed for comfortable family living. An elevated sense of serenity awaits with 9' ceilings on the main floor, a stunning chef-inspired kitchen with Gas stove, SS appliances, Granite countertops, island and a gorgeous open floor plan design in the great Living room. Added benefits of an Office space with french door and full bathroom complete the main floor. great nook area. Head upstairs to enjoy the much-needed Bonus room, Three generously sized bedrooms all with walk-in closets, A luxurious primary suite complete with a spa-inspired ensuite and a large walk-in closet. Enjoy summer on the deck in the fully fenced backyard, complete with a children's play structure and garden shed (built April 2025), perks include a Double attached garage (23'7" x 20'2") for added storage and convenience, Fully developed Basement with massive size 1 bedroom 1 Den, Recreation area for your family gatherings. Along with a full washroom. A stylish custom dry bar adds a touch of elegance, New Roofing and Sidings replaced in March (2025), Central air conditioning for summer comfort, and with Insink garburator. Close to St. Josephine Bakhita School and Our Lady of Grace School. Steps from parks, playgrounds, and Evanswood Circle Baseball Diamond, FreshCo Evanston, Shoppers Drug Mart, Tim Hortons, and more..! close to Stoney trail ring road, Deerfoot trail,

crossiron mills, new horizon mall, Calgary international airport. Don't miss the opportunity to own this exceptional home that blends elegance, comfort, and convenience.