



ID# 10709

MLS®# C4288836

\$487,000

Evanston 14 Evansford Grove NW Calgary

Single Family
2-Storey
Year Built:2005



5 Bedrooms



4 Bathrooms



2,121 Square Feet

For additional information on this listing please call the Listing REALTOR® at:

403-831-9212

Property Highlights

Fantastic fully developed 5 bed, 3.5 bath home in desirable Evanston. Great LOCATION on a QUIET STREET & backing to GREENSPACE. BRIGHT & OPEN main floor w/ 9' ceiling & laminate floor in the kitchen, dining, & hallways. Private den w/ glass French doors just off the foyer. Generous great rm w/ gas fireplace. Fabulous kitchen has tall natural maple cabinets w/ dark granite counters, LARGE island w/ raised bar, STAINLESS appliances incl. upgraded fridge & Bosch dishwasher, garburator, & WALK-THROUGH pantry to laundry/mudroom. Bright dining area! Private 2-pce main bath. Upstairs, a VAULTED ceiling in the SPACIOUS bonus room. Two good sized kids' rooms plus a 4-pce bath. Excellent master suite has a 5-pce ensuite w/ SOAKER tub, SEPARATE glass shower, dual sink vanity w/ GRANITE counter, & HUGE walk-in closet! Fully developed basement has TW...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10709



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All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$487,000

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14 Evansford Grove NW
Calgary, AB T3P 1G7

GENERAL DETAILS

Community: Evanston
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 2005
of Finished Levels: 3
Sq Ft Above Grade: 2121
Total Dev'pd Sq Ft: 3080
Front Windows Face: South
Back Yard Faces: North

INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade
Bathrooms: one 2-piece; two 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	14.6x11.8	4.45x3.6
Dining Room	Main Floor	12.8x8.2	3.9x2.5
Kitchen	Main Floor	13.8x10.8	4.2x3.3
Den	Main Floor	11.0x9.8	3.35x3.0
Bonus Room	Upper Floor(s)	20.8x11.5	6.35x3.5
Rec Room	Basement	14.4x12.8	4.4x3.9
Master Bedroom	Upper Floor(s)	14.4x11.8	4.4x3.6
Bedroom	Upper Floor(s)	12.3x9.5	3.75x2.9
Bedroom	Upper Floor(s)	11.8x9.5	3.6x2.9
Bedroom	Basement	13.5x8.9	4.1x2.7
Bedroom	Basement	12.3x11.0	3.75x3.35

Basement: full, fully finished
Flooring: laminate, linoleum, carpet
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
Included Items: refrigerator, second refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings, water softener
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, knock down/upgraded ceiling texture, no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached, oversized parking
Total # of Parking Spots: 2
Location Attributes: cul-de-sac, fenced, fully landscaped, backs onto greenspace/greenbelt, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	36.1	11.0
Lot Width at Rear:	36.1	11.0
Lot Depth (Average):	111.5	34.0
Lot Area:	4025.7	374

Lot Shape: Rectangular
Property Taxes: \$3386.89, Annual



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