

**37 Evansfield Terrace NW**  
**Calgary, Alberta**

**MLS # A2244143**



**\$845,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,600 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

First time on the market—lovingly maintained by original owners.. Welcome to this beautifully upgraded home in the sought-after community of Evanston, situated on a traditional 38-foot-wide lot and offering approximately 3,800 sq. ft. of fully developed living space. This property checks all the boxes—CENTRAL AIR CONDITIONING, sunny WEST-FACING backyard, main floor bedroom with FULL WASHROOM, and a fully finished basement. Upon entering, you're welcomed by a spacious foyer and rich maple hardwood floors throughout the main level. The gourmet kitchen features a gas stove, ample counter space for all your culinary needs, and a corner pantry that can easily be converted into a walk-through pantry. The main floor also includes a full bathroom and a versatile bedroom—perfect for guests or multi-generational living. Upstairs, a large bonus room with west-facing TRIPLE PANE windows provides the ideal setting for family movie nights. The spacious primary suite offers a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes two more bedrooms and a generous recreation area—ideal for a home theatre, gym, or playroom. Located in Evanston, a vibrant and family-oriented NW Calgary community, this home offers easy access to major routes like Stoney Trail, top-rated public and Catholic schools (including a new middle school opening soon), parks, walking paths, and shopping centers. Roof and siding were replaced in 2024. Explore the Video Virtual Tour on YouTube by searching MLS®; #A2244143. Don't miss this exceptional opportunity—book your private viewing today!