

128 Evansridge Circle NW  
Calgary, Alberta

MLS # A2217699

\$774,998

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Gazebo, less clear poly curtainsGarage work bench Storage unit on main floor

\*\*\*OPEN HOUSE, Saturday, May 17, 1:00pm-4:00pm\*\*\*Welcome to Evanston! Step into this meticulously maintained 3-bedroom, 2.5-bathroom home, thoughtfully designed for comfort, style, and functionality. Nestled on a rare pie-shaped lot, this home boasts an expansive backyard oasis featuring over 15 plants, 11 mature trees, and a beautiful stone fountain, creating a private and tranquil retreat rarely found in newer communities. Prime Location: Enjoy the convenience of living close to schools, shopping, walking paths, parks, amenities, bus stops, and major roadways—everything you need is just minutes away. Interior Features: Inviting gas fireplace, perfect for cozy nights in. Spacious kitchen with a central island—ideal for family gatherings and entertaining. 9-foot ceilings on both the main floor and basement. Upstairs layout includes 3 bedrooms, a bonus room, and the convenience of an upper laundry room. Soundproofed walls throughout the second floor for added peace and privacy. Upgraded finishings throughout the home. Ring doorbell camera and Hunter Douglas blinds. Jetted soaker tub in the primary ensuite. Kitchen & Appliances: Gas range for precision cooking. Newer fridge with built-in water dispenser, Newer dishwasher, Air conditioner and water softener included. Recent Major Updates: New siding and eavestrough, New 40-year shingles (upgraded roof), Newer hot water tank. Backyard Paradise: Large, private yard with deck and stone patio, Outdoor electrical outlets throughout, Built-in BBQ gas line, Drip line irrigation under the deck for easy watering of potted plants, A variety of shrubs, bushes, and perennial flowers Bonus: The unspoiled basement offers endless possibilities for development and includes three large windows, bringing in plenty of natural light—perfect for creating a bright and welcoming lower level to suit

your lifestyle. This beautifully upgraded and perfectly located home is a true standout in Evanston—move-in ready and waiting for you. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*