# \$799,900 - 99 Evansfield Rise Nw, Calgary

MLS® #A2199746

# \$799,900

4 Bedroom, 4.00 Bathroom, 2,181 sqft Residential on 0.09 Acres

Evanston, Calgary, Alberta

Experience modern elegance in this beautifully designed 4-bedroom home, ideally situated in the heart of Evanston. With exquisite finishes and a prime location, this residence embodies a perfect blend of style and functionality.

Step inside to discover a thoughtfully crafted open-concept layout that creates a seamless flow between the spacious dining and living areas, ideal for gatherings and entertaining. The contemporary kitchen is a chef's dream, featuring luxurious quartz countertops, a central island, and high-end built-in appliances, including an oven and microwaveâ€"everything you need to whip up culinary delights.

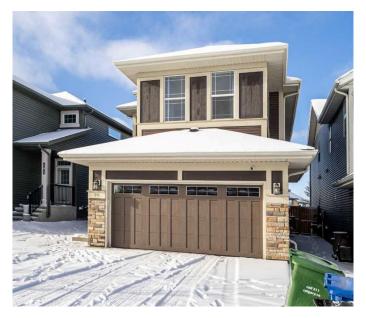
Natural light pours in through expansive windows, highlighting the 9-foot ceilings that enhance the bright, airy ambiance throughout the home. Relax and unwind in your west-facing backyard, where stunning sunset views provide a peaceful retreat at the end of the day.

This exceptional property caters to all your family's needs with four generously sized bedrooms, a versatile bonus room, a dedicated den perfect for a home office, and a spacious recreational area in the fully finished basement.

Enjoy outdoor adventure just steps away at a vast green space near the school, surrounded







by scenic walking paths and multiple playgrounds. The convenience of top-tier amenities is close at hand, with Creekside Shopping Centre, Walmart, T&T Supermarket, Costco, and more just minutes away.

Don't miss the chance to make this stunning home yours in one of Evanston's most desirable locations. Schedule your showing today and embrace the lifestyle you've always dreamed of!

Built in 2014

#### **Essential Information**

MLS® # A2199746 Price \$799,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,181 Acres 0.09 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 99 Evansfield Rise Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0B1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In

Closet(s), Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,

Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Few Trees, Landscaped, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 6th, 2025

Days on Market 8

Zoning R-G

# **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.