

# \$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 microwave—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.

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