

**126 Evanscove Circle NW**  
**Calgary, Alberta**

**MLS # A2231418**



**\$749,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** 24' heated outdoor pool and all attachments, hammocks, pergola lights, pergola wind screens

Welcome to this beautifully UPDATED home in the heart of Evanston, featuring an incredible landscaped yard and a stunning outdoor living space complete with your very own heated POOL and perfect for summer entertaining! Meticulously maintained, the home showcases gleaming HARDWOOD FLOORS, a spacious front flex room, and a convenient main-level laundry and mudroom with CUSTOM CABINETRY. The open-concept main floor is ideal for both family living and entertaining. The kitchen has UPDATED APPLIANCES, corner pantry, LARGE NOOK and a raised eating bar. Upstairs, you'll find three generously sized bedrooms, a four-piece bathroom, and a spacious bonus room. The primary suite is a true retreat, offering a large walk-in closet and a luxurious four-piece ensuite with a JETTED TUB! The FULLY FINISHED BASEMENT adds even more living space, with a large rec room, an additional bedroom, a three-piece bath, and a storage room. Bonus features include 9-foot ceilings in the basement, two hot water tanks, and an updated furnace. Along with the double attached garage the OVERSIZED DRIVEWAY offers ample parking space. Ideally located on a quiet street, close to schools, parks, shopping, and all the amenities Evanston has to offer, this home is a must-see!