

**113 Evansmeade Point NW**  
**Calgary, Alberta**

**MLS # A2241301**



**\$650,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

**OPEN House Sunday July 20th (2pm-4pm) Scenic Pond-Back Duplex in Quiet Cul-de-Sac &ndash; 4 Bed | 3.5 Bath | Walkout Basement | Outdoor Living Paradise** Welcome to 113 Evansmeade Point NW, a beautifully maintained duplex offering 4 bedrooms, 3.5 bathrooms, and total 2,465.66 sq ft of total living space, ideally located on a quiet cul-de-sac and backing onto a serene pond and green-space in the heart of Evanston. This bright and open home features a spacious family room, a well-laid-out kitchen with ample cabinetry, black and stainless steel appliances including a stove with double ovens, a tiered island with breakfast bar, and a generous dining area where you can enjoy your morning coffee while watching baby ducks swim by. Upstairs, you'll find 3 Bedrooms with pond views. The primary suite offers a peaceful retreat with a bay window, a walk-in closet with built-ins, and a private ensuite. A second full bathroom completes the upper level with 2 spacious bedrooms. The fully finished walkout basement expands your living space with a large recreation room, a fourth bedroom, a full bathroom, and direct access to the beautifully landscaped backyard&mdash;perfect for extended family, guests, or future rental potential. This home was designed for outdoor living and entertaining: enjoy the upper deck with retractable awning, outdoor heater, stereo speakers, and an included gas BBQ. The backyard oasis features a patio, mature trees, garden beds, and a charming path leading to the greenspace. Additional highlights include: \* Front-attached garage \* Central air conditioning for summer comfort \* Located just steps from a small playground, perfect for families This rare combination of comfort, scenic beauty, and functionality makes 113 Evansmeade Point NW a true gem in a sought-after community.