



GRASSROOTS
REALTY GROUP

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444 Evanston View NW
Calgary, Alberta

MLS # A2213317



\$985,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	29-25-1-W5
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

OPEN HOUSE -SATURDAY AND SUNDAY 26TH AND 27TH APRIL from 1PM-4PM. Welcome to this meticulously maintained 6-bedroom, 3.5-bathroom residence, offering 3,472 sq ft of thoughtfully designed living space. Perfectly blending functionality and luxury, this home has been crafted with modern family living and entertaining in mind. With numerous recent upgrades and premium features throughout, this is more than just a house—it's a lifestyle. 6 Spacious Bedrooms. Four generously sized bedrooms upstairs and two legal bedrooms in the fully developed basement ensure comfort and flexibility for family and guests. Main Floor Office - A dedicated office space that can easily be converted into a 7th bedroom to suit your needs. Oversized Garage- Perfect for a workshop, extra storage, or multiple vehicles. Tesla EV Charger & Solar Panels - Enjoy energy efficiency and eco-conscious living with your own EV charger and solar power system. Brand New Roof & Siding (Installed March 2025) Boosts curb appeal and structural integrity—ready for years of worry-free living. Fully Developed Basement (Completed 2024) Includes two legal bedrooms, a full 3-piece bathroom, and rough-ins for a second kitchen—ideal for a legal suite setup. Gourmet Kitchen - Granite countertops, tiered island, stainless steel appliances, and timeless cabinetry—perfect for cooking and hosting. Formal Dining Room - Elegant tray ceiling and ample space for entertaining during holidays or special occasions. Open Concept Main Floor- A seamless blend of living, dining, and kitchen areas that's perfect for entertaining and everyday life. Cozy Living Room -Relax by the gas fireplace with a stylish mantle—ideal for family movie nights or quiet evenings. Upstairs Bonus Room - Vaulted ceilings make this flexible space

perfect for a media room, play area, or lounge. Luxurious Master Suite - Retreat to your spacious sanctuary featuring a 5-piece ensuite with dual vanities, a relaxing soaker tub, and a spacious walk-in closet equipped with a safety lock—perfect for securely storing your valuables or important documents. Convenient Upstairs Laundry - Strategically placed for ease and efficiency. Elegant Finishes - ' ceilings and hardwood floors on the main level with fresh, light-toned paint throughout. West-Facing Backyard - Soak in the sun on your spacious deck with BBQ gas line, metal railings, patio space, and garden area—perfect for summer barbecues. Located in the highly desirable community of Evanston, known for its family-friendly atmosphere and abundance of amenities. Quick access to Symons Valley Parkway, making commutes easy and convenient. Close to schools, parks, and playgrounds, ideal for growing families. This home is turn-key, beautifully updated, and ready to welcome its next owners. Schedule your private viewing today and experience everything this incredible property has to offer!