



**GRASSROOTS**  
REALTY GROUP

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**56 Evansview Park NW**  
**Calgary, Alberta**

**MLS # A2214273**



**\$899,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,735 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** NONE

Location! Location! Location! Welcome to this spacious 4-bedroom, 2.5-bathroom home featuring over 2,700 sq ft of thoughtfully designed living space in the desirable community of Evanston NW. This two-storey property offers exceptional quality throughout, with two spacious living areas, a formal dining room, a dedicated home office, and a modern kitchen equipped with granite countertops, stainless steel appliances, and a walk-in pantry. Upstairs boasts four generously sized bedrooms, a large bonus/family room, upper-level laundry, and a luxurious primary suite complete with a 5-piece ensuite and walk-in closet. An oversized double attached garage, high-end finishes, and a location adjacent to a community playground make this the perfect home for families seeking both comfort and convenience. Ideally situated in one of Evanston's quietest areas—close to top-rated schools, major shopping, parks, Stoney Trail, and transit access. Don't miss this opportunity—homes like this rarely come up! Contact your favourite realtor today. This property is vacant and ready for you to view anytime at your convenience.