



GRASSROOTS
REALTY GROUP

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314 Evanston Drive NW
Calgary, Alberta

MLS # A2218569



\$859,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,363 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Rectangular Lot | | |

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: freezer in basement

This stunning property boasts a total developed living area of 3,247 sq. ft., offering an impressive blend of contemporary upgrades and timeless elegance. From the moment you step inside, you'll be greeted by brand-new finishes throughout, including fresh paint, stylish flooring, and beautifully upgraded bathrooms. High ceilings, subtle LED lighting, and an open, airy design create an inviting atmosphere, ensuring comfort and sophistication at every turn. The main level features a gourmet kitchen that is a chef's dream—completely renovated with top-of-the-line appliances, sleek countertops, and ample cabinet space. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or entertaining. A versatile flex room offers endless possibilities, while the grand living room is centered around a cozy gas fireplace, perfect for those colder evenings. Upstairs, the open bonus room will surely impress, featuring vaulted ceilings, three skylights that flood the space with natural light, and a private balcony where you can take in the surrounding views. The home includes three spacious bedrooms, each thoughtfully designed for comfort and tranquility, as well as two fully renovated bathrooms. The laundry room is equipped with a fresh linen closet, making daily chores a breeze. The expansive master suite is a true retreat, featuring a generous walk-in closet and a luxurious 5-piece ensuite bathroom complete with a relaxing Jacuzzi tub—ideal for unwinding after a long day. The fully developed basement with a soundproof roof offers additional living space with a 2-bedroom suite featuring a modern kitchen with brand new appliances, a full bathroom, and its own private entrance—perfect for guests, in-laws, or potential rental income. Located in a desirable neighborhood, this home is surrounded by convenient amenities,

including a FreshCo shopping center, a spacious field with a playground, baseball area, two nearby elementary schools, and an incoming middle school (Evanston Middle School). Easy transit access, flat walking paths ideal for elders, and numerous parks make this an incredibly family-friendly location. Plus, you're just minutes away from Beacon Hill shopping center with Costco and Walmart, and only a short 10-minute drive to Calgary International Airport. Recent upgrades, including new LED lighting, a new electrical charging outlet in the garage and brand-new carpeting throughout, further elevate the already stunning property. This home is truly a gem—don't miss your opportunity to make it yours!