



GRASSROOTS
REALTY GROUP

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611 Evanston Drive NW
Calgary, Alberta

MLS # A2224248



\$735,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the sought-after community of Evanston, this spacious corner-lot home offers the perfect blend of comfort and functionality for a growing family. Featuring four bedrooms, three and a half bathrooms, a versatile bonus room, and a fully finished basement, there is ample room for everyone. Rich mocha-toned hardwood floors span the main level, where the open-concept layout seamlessly connects the living room and newly renovated kitchen—ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bathroom. The primary suite includes a walk-in closet and a private 4-piece ensuite complete with a stand-up shower and a relaxing corner soaker tub. The upper-level bonus room is perfect for family movie nights or a cozy retreat. The fully developed basement offers an illegal suite w/ a bedroom and another 4-piece bathroom, with a separate entrance from the backyard making it an excellent option for MIL suite or income generating potential. Conveniently located close to scenic pathways, playgrounds, top-rated schools, and a wide range of shopping amenities, this home truly has it all