

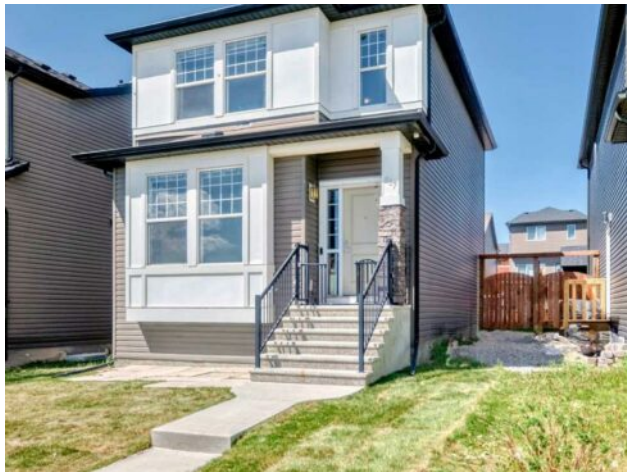


GRASSROOTS
REALTY GROUP

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817 Evanston Drive NW
Calgary, Alberta

MLS # A2226610



\$588,888

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central A/C

~ WELCOME to the Desirable Community of EVANSTON~ ACROSS FROM THE PLAYGROUND & A NICE FRONT VIEW A WELL KEPT 2 STORY 1552 SQFT OPEN FLOOR PLAN 3 BEDROOMS TWO & HALF WASHROOMS , MAIN FLOOR DEN/OFFICE, LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD,DEERFOOT TRAIL MINUTES AWAY FROM CROSSIRON MALL, NEW FRESHCO,Shoppers Drug Mart Shopping,Transit & PARK! Your New Home Welcomes you with Open Concept Nice & bright OPEN CONCEPT FLOOR PLANS &As you enter your new home you are met by OPEN TO ABOVE ENTRY WAY & SOUTH FACING OFFICE/DEN ROOM which flows into the main floor living space. Your new kitchen has decent amount of Kitchen Cabinets & Island ALL KITCHEN STAINLESS STEEL APPLIANCES REFRIGERATOR,ELECTRIC STOVE,MICROWAVE HOOD FAN, DISHWASHER,WASHER & DRYER & CENTRAL A/C, BUILT IN SPEAKERS* Your dining area is just off the kitchen and has enough space for dining table; Your spacious FAMILY ROOM is flooded with lots of natural light & features a cozy GAS fireplace *MAIN FLOOR HAS LAMINATE FLOORING & A 2-piece washroom on Main Floor complete this level… UPSTAIRS It has 3 Generously sized bedrooms 2 FULL WASHROOMS, Your master suite will be a private Oasis with Soaker tub & standing Shower, walk-in closet. This house has Nice SIZE DECK FOR BBQ & A SUNNY Backyard is Fully landscaped front & backyard and Fenced… The Back Lane IS PAVED & access to parking.It has two car CONCRETE PARKING PAD… Basement is Unfinished and ready for your personal touch. Call today to view this Beautiful house !!!

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