



GRASSROOTS
REALTY GROUP

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631 Evanston Drive NW
Calgary, Alberta

MLS # A2231370



\$995,500

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,604 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: All appliances in basement suite

WEST BACKYARD | FULLY DEVELOPED WALKOUT | BASEMENT KITCHEN | HIGH-END FINISHING | MULTI-GENERATIONAL LIVING | Welcome to 631 Evanston Drive NW, offering over 3,700 sq/ft of thoughtfully designed living space across three levels, including a fully developed walkout basement with an illegal suite. As you step inside, you're immediately welcomed by natural light streaming through the west-facing rear windows and an open-concept layout ideal for families and those who like to entertain. The main level was designed for convenience and functionality, featuring a spacious mudroom, built-in cubbies, a dedicated home office/den overlooking the yard, and a sunny west-facing deck perfect for summer evenings. The kitchen is a chef's dream, complete with stainless steel appliances, custom tile backsplash, gleaming quartz countertops, a large island with seating for four, and a large walkthrough pantry that connects directly to the garage—making unloading groceries a breeze. The open dining and living area centres around a beautiful gas fireplace with ample space for larger furniture and a full-size dining table, and flows seamlessly to the deck. Also on this level is a 2-piece powder room, generous foyer space, and access to the double attached garage. Upstairs, you'll find a huge bonus room above the garage perfect as a second living area or kids' play space, plus two large bedrooms connected by a Jack and Jill bathroom, a spacious laundry room, and the impressive primary suite with high ceilings, walk-in closet, and a luxurious 5-piece ensuite including dual vanities, separate shower, and soaker tub. The walkout basement is fully finished and features a 2-bedroom illegal suite with a separate entrance, full kitchen, and private laundry, providing an excellent rental opportunity

or a great place to house the in-laws. The west-facing backyard is fully landscaped with a large lower deck and lots of room for kids or pets. Just steps to the community pathway system connecting to Evanston Ridge and Simons Valley trails, close to playgrounds, schools, shopping, and with quick access to Stoney Trail, Deerfoot, the airport, and downtown—this home has it all. Book your private showing today!