



**GRASSROOTS**  
REALTY GROUP

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**102 Evansford Grove NW**  
**Calgary, Alberta**

**MLS # A2231932**



**\$599,777**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NONE

This might be the one you have been waiting for. This Home is in a great community that is so close to everything right from your front door. Located on a quiet street the home is ready for you and your family. Great welcoming foyer, Large spacious living room, breakfast nook/dining room that is ready to hold 12 if needed, Large spacious kitchen with ample cabinets and lots of counter spacem, breakfast bar, pantry and large window for extra light. Upstairs you will find 3 generously sized bedrooms, 4-piece bath jack/jill bathroom and an addition 4-piece ensuite. Also, you will find the laundry right where it should be...upstairs. If additional space is needed the basement is ready and waiting for your needs. Your backyard is fully fenced with a large deck and a double detached garage. So close to parks, pathways, shopping, transit and so much more. Book your appointment today!