



**GRASSROOTS**  
REALTY GROUP

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**160 Evansborough Way NW**  
**Calgary, Alberta**

**MLS # A2235605**



**\$679,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** basement: electric stove, fridge, washer/dryer, hood fan

Heavily Upgraded Full finished Walkout Basement home. From the moment you walk through the oversized 8' front door you feel the Character that you would normally find in an Estate home. The Chefs Kitchen will make you Excited to Entertain & Create. The upgraded appliance package is Sure to please featuring a 5 burner DCS Copper gas cook-top with 4 speed Chimney style hood fan. Cabinet depth S/S Refrigerator & built in wall oven & microwave. Granite graces countertop in this home & custom dk brown under-mount sink works Beautifully with 8 Ft Island. EXTENDED Kitchen with Ceiling height soft close Cabinets & doors. Timeless Hand-scraped Hardwood flooring & large dining area. The Open spindle stairway leads to Central bonus rm & a generous Master with gorgeous 5 pc ensuite & walk in closet. 2 Large bedrooms & Full bath. Illegal Basement suite is finish with similar style to upper floor with one bedroom 4 pc bathroom and family room with kitchenette. Roof and siding will be replaced in August