



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

322 Evanston Way NW
Calgary, Alberta

MLS # A2238074



\$765,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound		

Inclusions: NA

****Open House September 13, 1-4pm**** Welcome to this former Sterling Show Home, a beautifully upgraded 4-bedroom, 3.5-bathroom residence in the heart of family-friendly Evanston. With nearly 2,800 sq ft of thoughtfully designed living space, this home offers the perfect blend of style, comfort, and functionality. The executive kitchen is a true centerpiece, boasting stainless steel appliances, built-in oven and microwave, quartz countertops, and a custom walk-in pantry. The open-concept main floor is perfect for entertaining, complete with built-in speakers and central A/C. Fresh paint and quartz surfaces in all bathrooms elevate the home's modern appeal. Upstairs, retreat to a spacious primary bedroom with a luxurious ensuite and a custom walk-in closet. The southeast-facing front yard is beautifully landscaped, while the private northwest-facing backyard features new siding and windows, with all soft metal work to be completed soon. The fully finished basement adds incredible versatility, featuring a large flex space, a fourth bedroom, and a full bathroom—ideal for guests, a home gym, or media room. Additional highlights include a double front garage, brand-new roof, brand-new composite back deck, new curtains, back alley for added privacy, and proximity to three schools (plus a future grade 5–9 school), off-leash parks, major roadways, every amenity, and more. Move-in ready and rich with upgrades, this exceptional home is your opportunity to own a true gem in Evanston.