



GRASSROOTS
REALTY GROUP

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144 Evansborough Crescent NW
Calgary, Alberta

MLS # A2238162



\$550,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,717 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Open House Thursday July 10, 6:00-8:00p.m. Welcome to this impeccably maintained 3-bedroom, 2.5-bathroom residence nestled in the highly sought-after community of Evanston. Step inside to discover a bright and airy open-concept main floor, perfect for modern living. The stylish kitchen features a large island, stainless steel appliances, and ample cabinetry—ideal for the home chef. A cozy gas fireplace anchors the inviting living room, while the spacious dining area offers the perfect setting for gatherings. Upstairs, a generous bonus room provides endless possibilities—media room, home office, or playroom. The serene primary retreat includes a 4-piece ensuite and walk-in closet, accompanied by two additional well-appointed bedrooms and a convenient upper-level laundry room. The unfinished basement awaits your personal touch, offering plenty of space for future development or storage. Outside, enjoy the privacy of no rear neighbors, a fully fenced yard with abundant space for children or pets, and a double attached garage for added convenience. Ideally located just a short stroll to Our Lady of Grace School, close to scenic pathways, parks, and minutes from Evanston Towne Centre’s shops and dining. With quick access to Stoney Trail, this home truly has it all. An exceptional opportunity in a family-friendly neighborhood—come see it for yourself!