



GRASSROOTS
REALTY GROUP

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611 Evanston Drive NW
Calgary, Alberta

MLS # A2243746



\$699,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

Stunning Corner Lot Home with Illegal Basement Suite in Family-Friendly Evanston NW, Calgary Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home nestled in the desirable community of Evanston in NW Calgary. Situated on a prime corner lot, this property is perfect for families, offering easy access to parks, playgrounds, green spaces, and scenic walking trails. Step inside to an inviting open-concept main floor featuring upgraded dual-tone kitchen cabinetry, elegant quartz countertops, stainless steel appliances, a walk-in pantry, central island, and modern drop-down ceiling. Rich hardwood flooring throughout the main level adds a touch of luxury, while the spacious living and dining areas are enhanced by large, additional windows that bring in an abundance of natural light. For added convenience, a 2-piece powder room and laundry area are also located on the main floor. Upstairs, a large bonus/family room serves as the perfect retreat, complete with oversized windows that provide plenty of natural light. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with a soaker tub and stand-alone shower. Two additional well-sized bedrooms share another full bathroom, ideal for growing families. The fully developed illegal basement suite has its own separate side entrance and includes a bedroom, full bathroom, and a fully equipped kitchen—making it ideal for extended family, guests, or potential rental income. Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, perfect for entertaining or relaxing on warm summer days. Located just minutes from schools, shopping, parks, and walking trails, this exceptional property offers everything you need in a family home. Don't miss out on this opportunity—book your showing today!

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