



GRASSROOTS
REALTY GROUP

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**187 Evansborough Way NW
Calgary, Alberta**

MLS # A2245354



\$599,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Location! Evanston! Amazing Finishing's with 1300 Square Feet in this Glorious 2 Storey Single House. Outstanding Upgrades were added to this home including Granite counter tops throughout, Stainless Steel Appliances, Upgraded hardwood flooring in living & dining room. Ceramic Tiles @ front & back entrance & all bathrooms. Open concept with Huge Island, cozy carpet in Bedrooms. Upstairs you will find 3 Spacious Bedrooms. Master Bedroom boasts oversize window with window seat. En-suite including a bathtub w/upgrade faucet and sink. Walk-in Closet with lots of shelves. Basement is full size for your future develop. High efficient furnace, etc, Double detached garage to store your car & toys! Families can enjoy the Park & Playground nearby as well as the convenience of Shops steps away from this Fabulous Home. This is 1 owner house. Call now to view this home today!