



GRASSROOTS
REALTY GROUP

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444 Evanston View NW
Calgary, Alberta

MLS # A2246360



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Mar		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Tray Ceiling(s), Vinyl Windows		

Inclusions: Bed

Experience luxury, comfort, and functionality in this stunning centrally air-conditioned 6-bedroom home, ideally located in the sought-after community of Evanston. Boasting nearly 3,500 sq. ft. of beautifully developed living space, this move-in-ready residence features four spacious bedrooms upstairs, two legal bedrooms in the fully finished basement, and a generous main floor office. Highlights include elegant hardwood flooring, 9' knockdown ceilings, and a chef's kitchen with granite countertops, stainless steel appliances, classic cabinetry, and a tiered island, all seamlessly connected to a cozy living room with gas fireplace and a formal dining room with tray ceiling. The upper-level vaulted bonus room adds flexible living space, while the luxurious master retreat showcases a spa-like 5-piece ensuite with soaker tub, dual vanities, granite counters, and a huge walk-in closet. The basement offers additional comfort with a full bath, rec room, rough-ins for a second kitchen, and quality laminate flooring—ideal for a future legal suite. Extensive upgrades include a new roof, siding, gutters, and flashing (2025), solar panels (2022), Tesla EV charger, dual Lennox A/C units, permanent outdoor lighting, and enhanced lighting and blinds throughout. An oversized garage offers space for a workshop or additional storage, and the west-facing backyard is perfect for entertaining with a freshly stained deck, metal railings, gas BBQ hookup, patio, and garden. Conveniently located near top schools, parks, and major routes, this exceptional home delivers on lifestyle, location, and lasting value—schedule your private showing today.