



GRASSROOTS
REALTY GROUP

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898 Evanston Drive NW
Calgary, Alberta

MLS # A2247295



\$695,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to luxury living in the community of Evanston, NW, Calgary. This beautifully appointed Laned home is situated on a CORNER lot (4000 SQ FT conventional lot) and comes with DOUBLE Car Garage, FINISHED basement and offers 3 bedrooms, 2 living rooms on the main floor and 3.5 baths. Fully developed basement offers huge family/recreational room, media room, office area, storage room and full 3PC bathroom. Enjoy the benefits of an extra-wide lot with a sunny south-facing backyard and RV parking. Built in 2013, this property features over 2350 sq. ft. thoughtfully designed living space and comes with EXECUTIVE kitchen, New ROOF, Central A/C, stone-surrounded fireplace, Granite countertops, in-built speakers, front porch, brick patio in the back, ceiling fans, upgraded lights, and doorbell camera. This house is within walking distance to the "Our Lady of Grace School" and playground. Step inside and be welcomed by the spacious main floor with soaring 9 ft. ceilings. Designed for versatility and comfort, this level features two generous living rooms, perfect for large gatherings or easily adaptable as a formal sitting area, home office, playroom, or even an additional bedroom. At the heart of the home lies an expansive chef's kitchen, fully equipped with a gas range, chimney hood fan, built-in microwave, dishwasher, stainless steel appliances, granite countertops, kitchen island, wine rack, and ample cabinetry. A walk-in pantry adds to convenience, ensuring everything has its place. Adjacent to the kitchen is a spacious dining area that flows effortlessly into the beautifully landscaped backyard—ideal for entertaining or enjoying quiet evenings outdoors. Upstairs, you'll find three large bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite featuring dual sinks, a soaker tub, separate shower, and a

walk-in closet. Two additional bedrooms share a stylish 4-piece bathroom, while a convenient laundry room with washer and dryer completes the upper level. One of the standout features of this home is the fully finished basement, offering incredible flexibility for extended family or personal use. It includes two spacious family/recreation rooms, dedicated office space, ample storage, and a full 3-piece bathroom—perfect for work, play, or guests. Step outside to the south-facing backyard, complete with a large double-car garage and a beautiful patio—a perfect space to unwind or entertain. Both front and back yards are professionally landscaped and fully fenced, providing a blend of beauty and privacy. Additional upgrades include window blinds, modern lighting fixtures, and extra windows that fill the home with natural light. Evanston community consist of 5 schools (Public, Catholic, K-9), and super close to Walmart, Fresh-Co, Costco, Gas Stations, Banks, Parks, restaurant, stores and many commercial amenities. Don't miss the opportunity and book your private appointment today!!