

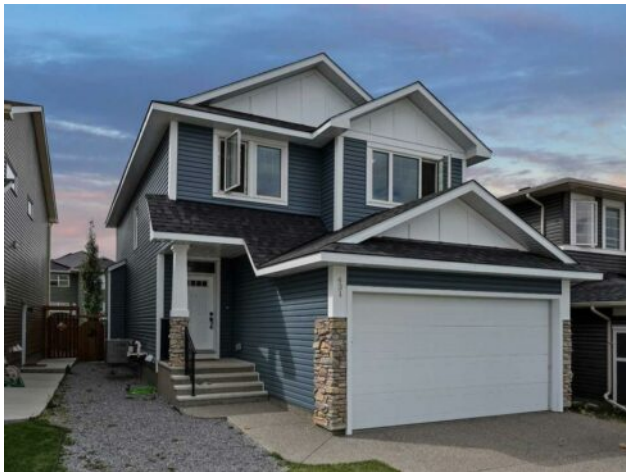


GRASSROOTS
REALTY GROUP

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431 Evansglen Drive NW
Calgary, Alberta

MLS # A2248118



\$700,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: NA

Mornings here just hit different. The kids grab their backpacks and walk to their elementary school a few blocks away, no traffic jams, no frantic drop-offs, just a quick stroll through a neighbourhood that actually feels like a neighbourhood. With that extra time, you can swing by Good Earth for a coffee and then head to the brand-new GoodLife, five minutes away, to finally use that gym membership you've been paying for. Weekends? Easy. Stoney Trail is literally a minute away, so you can get all your errands done and still have plenty of time for family and fun. Skating at the nearby rinks, hitting the playgrounds, or exploring the walking paths and green spaces woven throughout the community. Inside, the open-concept main floor keeps life moving smoothly. You're at the kitchen island catching up on the day while dinner's on, and the gas fireplace in the living room is turning up the cozy. But don't worry, if you get too hot, you can turn on the AC and cool things down. Upstairs, your primary suite is the grown-up hideaway you deserve, walk-in closet, private ensuite. The kids get two more good-sized bedrooms and, thankfully, their own bathroom (because let's be honest... you don't want to share). Add in a flex room for homework or Netflix marathons, and laundry right where it should be, upstairs, near the bedrooms. The fully finished basement is a bonus level of living, a huge family/games room, a full bathroom, and a spare room that's perfect for guests or your home office. Out back, a large yard gives the kids and dog room to roam, and the deck is ready for summer BBQ nights. Out front, the double attached garage means no more scraping windshields in winter or battling for parking. And with Evanston's schools, parks, trails, and all the amenities you need just minutes away, you'll

quickly find that leaving your little bubble is optional, but you might not want to.

** New roof, new siding, new eaves/soffit