



GRASSROOTS
REALTY GROUP

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95 Evansdale Common NW
Calgary, Alberta

MLS # A2250079



\$950,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,659 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Landscaped, Level, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Beautifully kept 2 storey family home with 6 bedrooms located in sought after community of Evanston. It offers over 3700 square feet of living space. The main floor features soaring 9' knock down ceiling and a thoughtful open floor plan, The stunning kitchen come with a large 6'X7' granite countertop island, Stainless appliances, Built in speakers, One year old hardwood floor, Large eating area with door to a huge 30 feet wide deck. 3 sides gas fireplace in main floor living room, Laundry room and a half bathroom. The upper level features a large bonus room, Vaulted ceiling, Master bedroom with 5 pcs ensuite, Walk-in closet, Three good size bedrooms and a 4 pcs full bathroom, Basement is fully developed with a 4 pcs full bathroom, Jetted tub, Two large bedrooms both with large closets, Large family room with granite countertops wet bar, All new windows on the west side of the house, New roof and siding, This house is closed to all amenities, Shopping, Schools, Parks and transportation.