



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

605 Evanston Link NW
Calgary, Alberta

MLS # A2252432



\$509,888

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,759 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Converted Garage, Double Garage Attached, Garage Do		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: All Tv mounts on walls

This gorgeous end unit home offers the perfect mix of sophistication, comfort and functionality. As you enter, There is flex space utilized as a office, and entry to the attached double garage. Upper floor, enjoy the open-concept layout with large UV protected windows but let in ample natural light, beautiful designer finishes throughout makes the home feel airy and relaxing. This green certified home features neutral laminate flooring, quartz countertops and stainless steel appliances. Main living area is greeted with a spacious and bright living room that flows seamlessly to kitchen with large island, dining room which leads out into the large balcony to take in the fresh air. The functional half bathroom is nicely tucked away. Upper floor contains cozy master bedroom with ensuite bathroom, 2 other bedroom, a spacious full bathroom and a very convenient laundry room to finish off the upper floor. The designer furniture in home is negotiable to stay with the home. Great location, easy access to main roads, walking distance to shopping centre , parks and schools are nearby.