

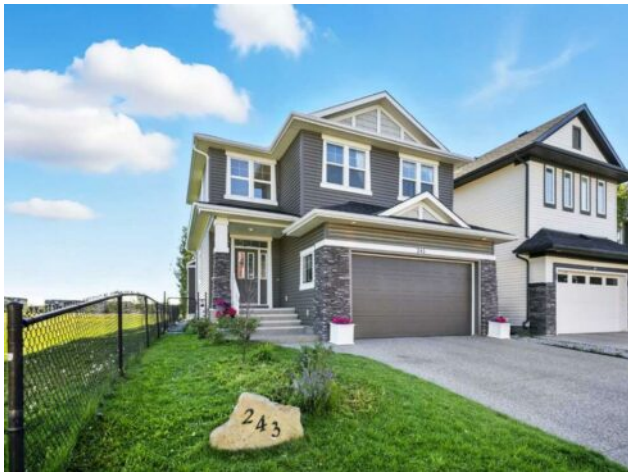


GRASSROOTS
REALTY GROUP

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243 Evansfield Way NW
Calgary, Alberta

MLS # A2252784



\$845,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,724 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, F		

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

Inclusions: n/a

This exquisite residence spans 2724 square feet, featuring 4 bedrooms upstairs, a bonus room and 2.5 bathrooms. Privately fenced and overlooking an open area, enhances outdoor living. First time on the market—lovingly maintained by original owners. Welcome to this beautifully upgraded home in the sought-after community of Evanston. The house boasts air conditioning. Upon entering, you're welcomed by a spacious foyer and rich maple hardwood floors throughout the main level. The gourmet kitchen features a gas stove, ample counter space for all your culinary needs, and a corner pantry. The main floor also includes an office. Upstairs, a large bonus room with 4 bedrooms. The spacious primary suite offers a luxurious 5-piece ensuite and walk-in closet. Three additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. Roof replaced in 2025.