



GRASSROOTS
REALTY GROUP

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93 Evansford Circle NW
Calgary, Alberta

MLS # A2254544



\$599,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

Inclusions: N/A

Step into this beautifully renovated 2-storey home where designer touches meet everyday comfort. Throughout the home you'll find eye-catching feature walls that add warmth and personality, while the main floor showcases a chef-inspired kitchen with quartz counters, stainless steel appliances, and easy flow to a bright dining area and a great-sized yard that's perfect for kids, pets, and summer get-togethers. Upstairs you'll find three inviting bedrooms, including a chic primary suite with its own private ensuite and elegant coffered ceilings—a true retreat. Another full bathroom serves the rest of the family. The partially finished basement offers even more space with a rec room, room for a 4th bedroom and a roughed-in bathroom ready for your finishing touch. An oversized double detached garage completes the package. Located in one of the NW's most popular family neighborhoods Evanston. This one of a kind home is one to see and won't last long book your showing today!