



GRASSROOTS
REALTY GROUP

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314 Evanston Way NW
Calgary, Alberta

MLS # A2254698



\$655,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: None, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Wired for Data

Inclusions: Window Coverings

Welcome to this inviting 3 bedroom starter home in the highly sought after community of Evanston. Located close to schools, parks, walking paths, and everyday amenities, this home offers both comfort and convenience for growing families or first time buyers. The open concept main level is designed to impress with built in stainless steel appliances, including a 600 CFM hood fan and a 36" induction cooktop, solid maple cabinetry and a spacious 7' kitchen island—ideal for entertaining or casual family dining. A gas fireplace and elegant maple railing add warmth and style throughout. Upstairs, retreat to the private 5pc primary suite featuring a luxurious 6' Jacuzzi tub in the ensuite. Additional features include memory foam carpet underlay for added comfort, and thoughtful design by award winning Sterling Homes. The property also boasts a 24' x 24' garage with soaring ceilings, full insulation, a 240V power supply, and a gas line for a future heater—a dream setup for hobbyists or those in need of extra workspace. The unfinished 8'4" basement with two large windows and a 3 piece bathroom rough in offers endless potential for customization. Outside, the west facing backyard provides the perfect setting for enjoying evening sunsets. Don't miss this opportunity to own a beautifully crafted home in one of Calgary's most desirable neighborhoods!