



GRASSROOTS
REALTY GROUP

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8 Evansdale Way NW
Calgary, Alberta

MLS # A2256203



\$715,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance		

Inclusions: n/a

Tucked away on a quiet street and backing onto a spacious green space and designated off-leash dog park, this home offers the perfect blend of peace, privacy, and convenience with the added benefits of a LEGAL suite in the basement. Step inside to discover an open-concept main floor featuring newer engineered hardwood flooring throughout. The expansive living room is a standout with its added mantle and modern fireplace, complemented by large windows that fill the space with natural light. The kitchen has been tastefully refreshed with a new feature wall, stylish backsplash, and updated appliances. It also includes a microwave hood fan, pantry, and flows seamlessly into the dining area, where patio doors lead to your private backyard—ideal for entertaining or relaxing. The main level also includes a laundry room with built-in cabinetry and a convenient 2-piece powder room. Upstairs, you'll find a generously sized bonus room, perfect for movie nights or family gatherings, with direct access to an upper balcony. The primary suite features a large walk-in closet and a bright ensuite with a skylight. Two additional bedrooms and a renovated 4-piece bathroom complete the upper floor. The basement is fully finished with a new legal secondary suite. Complete with a separate entrance, a great-sized bedroom, a full bathroom and separate kitchen & living space, the suite is fully self contained! The home is situated in a prime location close to schools, FreshCo, restaurants, pet stores, and more! Quick access to major routes—just 15 minutes to Calgary Airport and 20 minutes to Downtown. Don't miss this incredible opportunity to own a move-in ready home with a legal suite in one of Calgary's most desirable communities!

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