



GRASSROOTS
REALTY GROUP

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152 Evansborough Way NW
Calgary, Alberta

MLS # A2256817



\$788,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,472 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Former show home in desirable Evanston with upgrades throughout, offering 2,472 sq. ft. RMS living space plus a walkout basement. The main floor features 9 ft ceilings, a spacious foyer, open living and dining areas, and a chef-inspired kitchen with walk-through pantry. A mudroom with laundry connects directly to the garage for convenience. The upper level includes a vaulted bonus room, perfect for family time, and a luxurious primary suite with French doors. The ensuite offers a soaker tub, stand-up shower, dual sinks, skylight, and a large walk-in closet. Two additional bedrooms with generous closets and wide hallways provide ample room for a growing family. The walkout basement is partially finished with framing, electrical, HVAC, internet, and plumbing all completed, fully inspected, and approved by the City. This also includes high-end bathroom fixtures—uninstalled water closet, vanity, and glass shower cubicle—which are part of the sale, adding exceptional value and future potential. A private backyard offers space for kids to play and enjoy. Close to schools, parks, shopping, and all amenities, this home blends elegance, comfort, and functionality in a prime location.