



GRASSROOTS
REALTY GROUP

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175 Evansmeade Common NW
Calgary, Alberta

MLS # A2257740



\$569,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Storage Shed, Elliptical Machine and Freezer (basement)

Discover this affordable 2-storey detached home in the desirable community of Evanston, offering over 2110 sq.ft of living space with 3 bedrooms, 3.5 bathrooms, and a thoughtful layout designed for modern family living. The main floor welcomes you with 9-ft ceilings, as the large foyer leads to a bright and open-concept living room centred around a cozy gas fireplace. The spacious kitchen features a corner pantry, SS appliances, a centre island with raised eating bar, and a dining area with double patio doors. Those doors lead to the deck and huge backyard with storage shed and plenty of room for a double detached garage. A laundry room and 2-pc bath complete this level. Upstairs, the serene primary suite offers a walk-in closet and private 4pc ensuite, while two additional bedrooms are generously sized and filled with natural light, sharing a 4pc bath. The fully finished basement expands your living space with a large recreation room, a den with a built-in office, and a 3pc bath — perfect for movie nights, a playroom or a home gym. Outside, the oversized backyard is fully fenced and landscaped, offering space for play, gardening and entertaining. Situated in a family-friendly community close to schools, grocery stores, cafes and shops, with easy access to Stoney Trail and major routes for a smooth commute. Call to book your private viewings today!