



**GRASSROOTS**  
REALTY GROUP

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**44 Evansborough Common NW  
Calgary, Alberta**

**MLS # A2260530**



**\$650,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Garage Opener

This immaculate home in Evanston is a turnkey opportunity directly across from the park, offering the ideal family-friendly lifestyle. Step inside to an open-concept layout beginning with a welcoming front entry and spacious hall closet. The living room is filled with natural light from the south-facing windows and features hardwood floors that flow throughout the main level. The well-appointed kitchen includes a large centre island, quartz countertops, ample cabinetry, and a separate pantry. A built-in bar with bar fridge adds extra storage and creates the perfect coffee station in the dining area. A rear mudroom and powder room complete the functional main floor. Upstairs, discover three generously sized bedrooms including the primary suite with a walk-in closet and private ensuite. The secondary bedrooms are bright and thoughtfully designed, with one showcasing a stylish feature wall. A large laundry room with front-loading washer and dryer plus additional storage is conveniently located on the upper level. The fully developed basement provides a cozy retreat with a custom stone fireplace in the family room, a spacious fourth bedroom, and a full bathroom for guests. Outside, the landscaped backyard is ready to enjoy with a stone patio, walkway, and a professionally built retaining wall, perfect for both children and pets. Additional features include gemstone lighting, a double detached garage, and brand-new siding and roof. Lovingly maintained and move-in ready, this property offers peace of mind and the perfect setting for its next family. This home is centrally located in Evanston, placing you within easy reach of the community's best amenities. Pathways, parks, and playgrounds are just steps away, while nearby schools make this an ideal spot for families or those looking to set down roots.