



GRASSROOTS
REALTY GROUP

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551 EVANSBOROUGH Way NW
Calgary, Alberta

MLS # A2264052



\$625,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	NONE		

Step into this beautifully maintained gem, lovingly cared for by its owners. From the moment you arrive, you'll be greeted by great curb appeal with bright newly painted walls, open-concept main floor featuring 9-foot ceilings and beautiful flooring. The living room is bathed in natural light from the large windows which also give you a beautiful view of its huge backyard. The kitchen will steal your heart with its espresso cabinetry, white subway tile backsplash, granite countertops, and stainless-steel appliances. A peninsula island with a breakfast bar and lighting above adds both charm and functionality. Enjoy family meals in the bright dining area, complete with double glass doors leading out to a large deck overlooking your fully-fenced and spacious backyard. Convenience meets comfort with main-floor laundry located in the mudroom, which connects to your double attached garage. Upstairs, retreat to a spacious primary suite featuring a walk-in closet and a 4-piece ensuite bath. Two additional generous bedrooms and another 4-piece bath complete the upper level, perfect for a growing family! The unfinished basement is ready for your personal touch, offering rough-in plumbing, a sump pump, and two large windows for future development. This home is just a few doors from a playground, within walking distance to a Catholic elementary school, and a few minutes to shopping, parks, and major routes like Symons Valley and Stoney trail.