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551 EVANSBOROUGH Way NW Calgary, Alberta

MLS # A2264052



\$625,000

Division:	Evanston			
Туре:	Residential/Hou	ıse		
Style:	2 Storey			
Size:	1,304 sq.ft.	Age:	2013 (12 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener			
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, Unfinished	LLD:	-		
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N		
Foundation:	Poured Concrete	Utilities:	-		
Features: Closet(s)	Bathroom Rough-in, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In				
Inclusions	NONE				

Inclusions: NONE

Step into this beautifully maintained gem, lovingly cared for by its owners. From the moment you arrive, you'Il 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.