



GRASSROOTS
REALTY GROUP

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136 Evansborough Way NW
Calgary, Alberta

MLS # A2265265



\$539,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,187 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot tub		

HOME SWEET HOME! This is the HANDYMAN SPECIAL with enormous potential you have been searching for offering incredible value in the heart of the sought-after NW community of Evanston! This excellent home with a BRAND NEW ROOF offers 3 bedrooms, 2.5 bathrooms, a contemporary open concept floor plan and a double detached garage. Heading inside you will find a modern, well planned layout with gleaming vinyl plank flooring. The main floor offers a 2 piece vanity bathroom, formal elegant dining area, an extremely spacious living room that's flooded in natural sunlight and the upgraded chef's kitchen with ceiling-height cabinetry, quartz countertops, quartz center island with an eating bar, pantry, and stainless steel appliances. Heading upstairs you will find 2 great-sized bedrooms, a fantastic 4 piece bathroom and the huge master retreat with a full 4 piece ensuite bathroom and a walk-in closet for your convenience. The unfinished basement offers a ton of storage and extra space for a growing family and is waiting for your special touch for future development. Outside, boasts a double detached garage with a fenced backyard with a large deck that's perfect for entertaining. This prime location is close to all major amenities including schools, public transportation, parks, many different shopping options, numerous pathways and quick access to Stony Trail and other major roadways! This is a rare and timely opportunity for savvy investors and home buyers alike, book your private showing today! The exterior siding will be repaired in the next few weeks.