



GRASSROOTS
REALTY GROUP

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12 Evanston Rise NW
Calgary, Alberta

MLS # A2268262



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

Welcome to this elegant 4 bedroom house in the much sought after, family friendly community of Evanston. As you Walk into the spacious entrance you immediately come into a formal living room, with office to the left, half bath, mudroom with laundry and coat closet. Proceed further and you are greeted with an open concept family room area over looking the kitchen and dining. Back door leads to a huge deck that flows into the privacy of a fenced yard for those nice BBQ days with the family. Upstairs you will find 3 good size bedrooms with a 4pc bathroom. Take the hallway and you walk into a huge primary bedroom with a 5pc ensuite bathroom. The newly installed hardwood floor all through the upper level and stairs makes upstairs a more appealing sanctuary. Basement is fully finished walk-up with separate entrance. It boasts huge Rec room that flows into a kitchen and eating area; 2 good size bedrooms, full 3pc bathroom with separate laundry. This home is nestled in a beautiful section of Evanston - the aerial view says it all. Close to schools, shopping, playgrounds, park and easy access to transit system. You cannot afford to miss this one. Call now for your private viewing.