



GRASSROOTS
REALTY GROUP

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102 Evansford Grove NW
Calgary, Alberta

MLS # A2269667



\$549,777

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Level		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NONE

This might be the one you have been waiting for. This Home is in a great community that is so close to everything right from your front door. Located on a quiet street the home is ready for you and your family. Great welcoming foyer, Large spacious living room, breakfast nook/dining room that is ready to hold 12 if needed, Large spacious kitchen with ample cabinets and lots of counter spacem, breakfast bar, pantry and large window for extra light. Upstairs you will find 3 generously sized bedrooms, 4-piece bath jack/jill bathroom and an addition 4-piece ensuite. Also, you will find the laundry right where it should be...upstairs. If additional space is needed the basement is ready and waiting for your needs. Your backyard is fully fenced with a large deck and a double detached garage. So close to parks, pathways, shopping, transit and so much more. Book your appointment today!