



GRASSROOTS
REALTY GROUP

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1023 Evanston Drive NW
Calgary, Alberta

MLS # A2270907



\$599,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Step into this beautiful 2-storey home offering almost 1,600 sq ft above grade, plus a fully finished basement for even more living space. Located in the highly sought-after community of Evanston, you're just a short walk to Our Lady of Grace School (K–9), great shopping options, parks, and have quick access in and out of the community via Stoney Trail. The main floor features an open, bright layout with gorgeous hardwood flooring and a stunning gourmet kitchen complete with rich wood cabinetry and stainless steel appliances. Upstairs you'll find three generous bedrooms along with two full bathrooms, including a spacious primary suite with walk in closet. The fully finished basement adds a large rec room, a fourth bedroom with walk in closet, and another full bathroom—perfect for teens, guests, or a home office. Outside, enjoy a private backyard and a double detached garage. Don't miss your chance to make it yours!