



GRASSROOTS
REALTY GROUP

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263 Evanston Way NW
Calgary, Alberta

MLS # A2271305



\$649,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Beverage Fridge in Basement, Deep Freezer in Garage, Shelving Units in Basement, Garage Heater, Tire storage rack in garage, Workbench and wooden shelving in garage.

From the moment you arrive at 263 Evanston Way, there's a sense of ease and possibility - morning walks to the school and green space directly across the street, kids riding bikes out front & a home that feels instantly welcoming. The covered porch opens into a bright foyer that sets the tone for the entire property: warm, functional, and designed for the rhythm of everyday life. A private front office offers a quiet retreat for work or study, while the convenient main-floor laundry and powder room keep routines simple and stress-free. The heart of the home opens up just beyond the hallway, where the newly updated kitchen becomes an immediate showstopper. Quartz countertops gleam beneath soft natural light, while two-toned cabinetry - crisp white uppers paired with striking blue lowers and island - creates a modern, designer feel. SS appliances and a generous pantry make cooking effortless, and the open-concept layout keeps you connected to the dining and living spaces at all times. The dining area easily accommodates family gatherings and weekend brunches, flowing seamlessly into the rear living room where a gas fireplace anchors the space with warmth. From here, large windows draw your eye to the beautifully landscaped backyard - complete with a two-tiered deck, pergola, and plenty of space to relax, entertain, or simply unwind in your own private outdoor haven. The heated detached garage adds year-round practicality you'll appreciate. Upstairs, the home transitions into a private, restful retreat. The spacious primary suite offers room to breathe, with a calming ensuite featuring both a soaker tub and walk-in shower, plus a generous walk-in closet. Two additional bedrooms featuring newer triple-pane windows provide comfort for family, guests, or a second workspace. A full bathroom and an airy open-to-below landing complete a level designed for

balance and comfort. The fully developed basement extends the home's living potential even further. The expansive rec room is a true multipurpose haven - media space, gym zone, play area, or entertaining lounge - and the wet bar brings a touch of celebration to movie nights and gatherings. A large bedroom and full bathroom create a perfect setup for teens, guests, or extended family. With a new hot water tank, organized utility space, and thoughtful storage, this level is as functional as it is fun. Recent upgrades include new siding, new roof shingles, updated kitchen finishes, & central air conditioning mean you can move in with peace of mind and enjoy the home exactly as it is: warm, stylish, and ready for its next chapter. Altogether, this property delivers more than 2,200 sq ft of beautifully optimized living space across three finished levels. This home is located within the vibrant, family-focused community of Evanston - a neighbourhood known for its welcoming streets, walkable pathways, and thoughtfully planned parks. Come experience the feeling of home - book your private showing today.