



**108 Evanston Hill NW
Calgary, Alberta**

MLS # A2276537

\$500,000



Division:	Evanston	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,362 sq.ft.	Age: 2019 (7 yrs old)
Beds:	2	Baths: 2
Garage:	Parking Pad	
Lot Size:	0.08 Acre	
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Law	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	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, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY JAN 11 (12-2pm). Perfectly positioned on a prime corner lot in the vibrant, family-oriented community of Evanston. Boasting exceptional curb appeal with new siding and a unique, weather-resistant bamboo fence, this property stands out as a true neighborhood gem. A Light-Filled Main Level Step inside to a bright, sun-drenched living space defined by soaring vaulted ceilings and an expansive open-concept layout. The interior is flooded with natural light through a wealth of oversized windows, creating an immediate sense of home. The gourmet kitchen is a chef's delight, featuring timeless white cabinetry, premium quartz countertops, and high-end stainless steel appliances. A central island serves as the heart of the home, designed for both effortless meal prep and social gatherings, while a dedicated coffee and appliance station leads to an impressively oversized walk-in pantry and storage room. The dining area flows effortlessly to the rear deck, making indoor-outdoor entertaining and grilling a breeze. The Tiered Privacy Layout The intelligent design of this home offers distinct zones for every member of the family across its unique tiered levels. The second level features a spacious bedroom and a full 4-piece bath, providing an ideal private wing for a teenager, a guest suite, or a quiet home office. Perched on its own private top level, the owner's retreat is a true sanctuary. This primary suite boasts a 5-piece ensuite with "his and hers" sinks, a deep soaker tub, and a separate shower, all complemented by a generous walk-in closet. For added convenience, the laundry space is located on the upper level near the bedrooms, while the vaulted open hallway maximizes the light from the main level's many windows. Expansion Potential & Outdoor Living The unspoiled basement is clean, dry, and ready for your vision. With large

windows already in place, there is a clear opportunity to add additional bedrooms or a massive recreation room to suit your lifestyle. Outside, the backyard offers a perfect balance of a functional deck and plenty of grassy space for children and pets. The property is also ideally configured for the future addition of a garage with easy back-alley access. The Evanston Lifestyle Live in a community that offers the best of suburban tranquility and urban accessibility. Evanston is a modern suburban community that provides an abundance of green spaces, top-tier local schools, and quick access to all major roadways and urban amenities.