



GRASSROOTS
REALTY GROUP

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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, Lawn		

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.