## 355 Evanston Way NW
## Calgary, Alberta

### MLS # A2278234



# $895,000

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|---|---|---|---|
| **Division:** | Evanston | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,541 sq.ft. | **Age:** | 2015 (11 yrs old) |
| **Beds:** | 5 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Back Lane, Front Yard, Landscaped | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Composite Siding, Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows | | |

**Inclusions:** none

Welcome to this exceptional Sterling-built custom home, impeccably maintained by its original owner and truly move-in ready. The main level showcases a bright, open floor plan with rich hardwood flooring throughout, anchored by a massive island perfect for entertaining family and friends. A cozy gas fireplace creates a warm ambiance for winter evenings, while the open staircase leads to the upper level, where a spacious bonus family room invites quiet nights and movie marathons. Upstairs you&rsquo;ll find four generously sized bedrooms, a thoughtfully designed main bathroom with double vanity sinks, convenient upper-level laundry, and a stunning primary retreat complete with an exquisite ensuite featuring a deep soaker tub and oversized shower&mdash;your private space to unwind and relax. The fully developed lower level offers a large recreation and entertainment area, currently set up as a gym and games area, along with a fifth bedroom and full bathroom&mdash;ideal for guests or a growing family. Outside, the fully fenced backyard is designed for enjoyment and functionality, featuring a large patio, RV parking, and the added convenience of rear lane access. With a new roof, new siding, and a new garage door, absolutely nothing needs to be done. This home is in impeccable condition and represents a rare opportunity to own a truly turnkey property&mdash;an absolute dream home in every sense.