

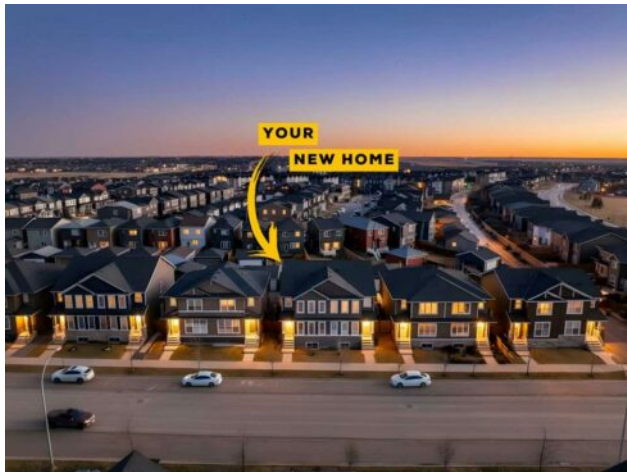


GRASSROOTS
REALTY GROUP

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46 Evanston Hill NW
Calgary, Alberta

MLS # A2279836



\$570,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,777 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Hood Fan, Garage Heaters, Light Fixtures

Welcome to this beautifully maintained 2018 built home located in the desirable community of Evanston. Offering over 1,700 sq. ft. of thoughtfully designed living space, this property features 3 bedrooms and 2.5 bathrooms, perfect for families or professionals alike. Upon entry, you're greeted by a spacious main floor office, ideal for working from home. The layout then flows seamlessly into a modern open concept kitchen and living area, designed for both everyday living and entertaining. One of the standout features is the oversized heated garage, large enough to comfortably fit a truck, with ample additional storage in the attic, a rare and valuable bonus. Located in a beautiful, family friendly neighbourhood, this home offers easy access to major highways, as well as nearby parks, schools, and amenities. Don't miss your opportunity to own this stunning home in Evanston. Book your private showing today.