



GRASSROOTS
REALTY GROUP

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**36 Evansborough Common NW
Calgary, Alberta**

MLS # A2284705



\$619,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,299 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

As good as new!! This Homes by Avi built gem is well situated on a quiet street right across from a picturesque park with a sunny south view! This immaculate home in Evanston is a turn key opportunity directly across from the park, offering the ideal family-friendly lifestyle. Step inside to an open-concept layout beginning with a welcoming front entry you'll be greeted by rich dark hardwood floors and tile throughout the main level. The living room is filled with natural light from the south-facing windows with a bright and open living room that flows into the generous dining area with room for the whole family. The well-appointed functional kitchen includes a large centre island, quartz countertops and stainless steel appliances. A rear dining area and mudroom complete the functional main floor. Upstairs leads you to find 3 well appointed bedrooms including the spacious master suite with a walk-in closet and private ensuite. The secondary bedrooms are bright and thoughtfully designed, with one showcasing a stylish feature wall as well as a full bathroom. The fully developed basement provides a cozy retreat in the family room, a spacious fourth bedroom, and a full bathroom for guests. The laundry room and storage areas in the basement to complete the lower level. Outside, the landscaped backyard is ready to enjoy with a good size deck, walkway, and perfect for both children and pets. The double detached garage provides plenty of additional storage and a place to keep your vehicles out of the elements. This property offers peace of mind and the perfect setting for its next family. This home is centrally located in Evanston, placing you within easy reach of the community's best amenities. Pathways, parks, and playgrounds are just steps away, while nearby schools make this an ideal spot for families.

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