



**999 Evanston Drive NW
Calgary, Alberta**

MLS # A2289833



\$650,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	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:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Digital thermostat, TV Wall mounts, August smart Locks

Welcome to this beautifully maintained former showhome in the heart of Evanston — offering timeless style, thoughtful upgrades, and over 2,300 sq ft of fully developed living space designed for both connection and comfort. Built in 2011, this 2-storey home stands out with its subtle midcentury modern influence, warm maple cabinetry, rounded architectural arches, and a layout that feels open yet intentional. The main floor seamlessly blends the kitchen, dining, and living spaces — creating an ideal environment for everyday living and effortless entertaining. The kitchen features granite countertops, stainless steel appliances, a central island, and a walk-in pantry, all anchored by rich cabinetry and classic finishes that feel elevated without feeling trendy. The adjacent living room is warm and inviting with a gas fireplace, while large windows fill the space with natural light. Upstairs, you'll find three spacious bedrooms including a generous primary retreat complete with a 5-piece ensuite featuring a double vanity, soaking tub, separate shower, and walk-in closet. A full 4-piece bathroom and convenient upper laundry room complete this level — adding everyday functionality for busy households. The fully finished basement expands your living space with a large recreation and entertainment area, an additional bedroom, full bathroom, and a built-in wet bar — creating the ultimate movie night, game day, or hosting space. As a former showhome, this property is exceptionally well-appointed with air conditioning, built-in speakers throughout the top two floors, granite countertops, maple cabinetry, and carefully selected finishings throughout. Outside, enjoy a private fenced backyard and a detached oversized double garage with ample room for storage and larger vehicles — a rare and valuable feature. Located in the

family-friendly community of Evanston, close to parks, schools, pathways, shopping, and major routes for easy commuting, this home offers the perfect blend of design, functionality, and lifestyle.