



**1139 Evanston Drive NW**  
**Calgary, Alberta**

**MLS # A2301510**



**\$669,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub		
<b>Inclusions:</b>	None		

No neighbours in front&mdash;facing a large soccer field! Welcome to this beautifully maintained 3+2 bedroom, 3.5-bath home in the sought-after community of Evanston, offering over 2,260 sq ft of total living space with recent upgrades and modern comforts throughout&mdash;perfect for growing families. Step inside and be greeted by a dramatic 18-foot high ceiling foyer that sets the tone for this exceptional home. Discover 9-foot ceilings and gleaming hardwood flooring flowing throughout the main level, creating a bright and spacious atmosphere. The open-concept layout features a welcoming Living room with gas fireplace and built-in bookshelves&mdash;perfect for relaxation and entertaining. The well-appointed Kitchen showcases a centre island, quartz countertops, stainless steel appliances, tile backsplash, and corner pantry for ample storage. The spacious Dining area offers you the perfect setting for your family, also provides door access to your deck with aluminum railing, seamlessly blending indoor and outdoor living. A powder room completes the main level. On the upper level, a sunny South-facing spacious Bonus room offers the perfect space for family gatherings, movie nights, or a playroom. The generous sized Primary bedroom provides a peaceful retreat with a walk-in closet and 5-piece ensuite bath featuring double vanity, soaker tub, separate shower, and skylight. Two additional well-sized bedrooms and a 4-piece bath complete this floor. The fully finished basement expands your living options with 2 additional bedrooms, a versatile Den, and a 4-piece bath&mdash;ideal for guests, home office, or growing family needs. Step outside to your fully fenced and landscaped backyard with convenient back lane access&mdash;offering privacy and plenty of outdoor space for family activities. Recent upgrades include new

roof shingles, new sidings, and new gutters&mdash;ensuring peace of mind for years to come. Premium features include tankless water heater, water softener, and air conditioning for year-round comfort. Located in vibrant Evanston, this home offers the unique advantage of facing a large soccer field with no neighbours in front&mdash;providing open views and plenty of green space. Close proximity to schools, parks, playgrounds, the Carrington complex with shopping and dining, transit, and major routes including Stoney Trail and Symons Valley Parkway. This is a fantastic opportunity to own a beautifully upgraded home in one of Calgary's most family-friendly Northwest communities!