



**813 Evanston Drive NW
Calgary, Alberta**

MLS # A2138182



\$695,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound

Inclusions: Downstairs Refrigerator, Microwave Hood Fan, Stove, Stacking Washer/Dryer

OPEN HOUSE June 23 from 11:00 am to 1:00 pm Spectacular fully finished 2 storey home with double detached garage and fully developed basement suite (illegal) in the desirable community of Evanston. Step inside to discover a beautifully designed home featuring 9-foot ceilings, neutral finishes, and a cozy gas fireplace. Large windows flood the space with natural light, enhancing the bright and open layout. Elegant hardwood flooring runs throughout most of the main floor, creating a seamless flow between rooms. The functional layout includes a formal living room, a dining area, and a family room. The kitchen boasts granite countertops, a stylish tile backsplash, stainless steel appliances, oversized upper cabinets, huge centre eat-up island, updated lighting, and a spacious pantry. This modern kitchen offers both beauty and functionality that offers plenty of counter & storage space, making it the perfect space for cooking and entertaining. As you head up the stairs, you'll notice the bright and airy atmosphere enhanced by skylights, leading you to the expansive master bedroom and a central bonus room, which offers a versatile space perfect for a home office, playroom, or relaxation area. The master bedroom features a walk-in closet and a 4-piece ensuite. Two additional spacious bedrooms overlooking green space provide plenty of room for family or guests, accompanied by another well-appointed 4-piece bathroom. Convenience is key with an upstairs laundry room. Fully developed basement suite (illegal), featuring a separate exterior entrance, offers a versatile living space ideal for a variety of needs. Whether you're looking to generate additional rental income or provide a comfortable and private living area for extended family members, this suite (illegal) is a perfect solution. With its own entrance, occupants can enjoy both convenience and privacy, making it an attractive

option for tenants or loved ones staying with you. It includes a spacious bedroom along with a large family room that can easily serve as an additional bedroom if desired. The illegal suite also features a well-appointed 4-piece bathroom, a kitchen equipped with stainless steel appliances and a cozy eating area, as well as a separate laundry area. Stay cool this summer with central air conditioning. Other features and upgrades include a new hot water tank, new SS stove, underground sprinklers, schlage connect locks throughout, August doorbell and AC thermostat in basement suite (illegal). Situated across the street from the K-9 Our Lady Of Grace School and a vast green space, this home enjoys a prime location. Other schools are mere minutes away, adding to the convenience. Additionally, the property is close to all essential amenities, ensuring that everything you need is within easy reach. This is a must see! Book your showing today!