



**568 Evansborough Way NW  
Calgary, Alberta**

**MLS # A2152853**



**\$829,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)

**Inclusions:** Backyard storage shed

Discover the charm and spaciousness of this immaculately maintained home. Featuring 9-FOOT CEILINGS on BOTH THE MAIN AND UPPER FLOORS, and 8-FOOT DOORS throughout, giving a remarkable feeling of space. The expansive 18-FOOT HIGH CEILING in the living room creates a grand focal point, complemented by a stone fireplace surround. The open-concept design seamlessly connects the kitchen and living room, both of which overlook the beautiful backyard and deck, ideal for outdoor entertaining. The gourmet kitchen boasts GRANITE COUNTERTOPS, a SPACIOUS ISLAND, GAS COOKTOP, and a WALK-IN PANTRY. The practical laundry room is equipped with a convenient sink. The main floor further features a DEDICATED DEN/OFFICE SPACE. On the upper floor, you'll find a versatile BONUS ROOM with a SKYLIGHT, perfect for relaxation or play, and a master bedroom featuring a WALK IN CLOSET, and a luxurious ensuite bath with a DOUBLE SINK VANITY, SOAKER TUB, and SEPERATE SHOWER. Two additional well-sized bedrooms and 4 piece bathroom provide ample space and usability for family or guests. Plus, enjoy the convenience of quick access to schools, parks, playgrounds, shopping, paths and more, making this home a truly exceptional find.