



**806 Evanston Manor NW
Calgary, Alberta**

MLS # A2183940



\$465,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your enchanting sanctuary nestled in the vibrant heart of Evanston! This immaculate, green-certified residence blends energy efficiency with unparalleled design, offering a modern retreat that feels like home from the moment you step inside. As you enter this beautifully adorned haven, you'll be enveloped by its inviting warmth and charm—truly a place ready for you to call your own. The kitchen dazzles with stunning quartz countertops and an under-mount sink, a perfect harmony of style and practicality that will inspire your culinary creations. This pristine home presents two generously sized bedrooms and three elegant bathrooms, offering abundant space for families or those who love to entertain. Convenience is key, with a heated garage and a full driveway seamlessly integrating convenience into your lifestyle. The gleaming stainless steel appliances add a touch of modern elegance, while the open-concept layout of the living room and kitchen fosters an atmosphere ideal for gathering with loved ones. Location, location, location! Just a stone's throw from Stoney Trail and Beddington Trail, you'll enjoy swift access to a plethora of local amenities, including delightful restaurants, Shoppers Drug Mart, No Frills, Tim Hortons, and Esso gas station—everything you need is right at your fingertips! Seize this exceptional opportunity to make this exquisite home your own! Experience the perfect blend of comfort, style, and convenience that only Evanston can provide. Schedule your showing today and step into your future!