



GRASSROOTS
REALTY GROUP

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532 Evanston Link NW
Calgary, Alberta

MLS # A2194584



\$615,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Wet Bar		
Inclusions:	Refrigerator, Dishwasher, Washer, Dryer		

Discover the perfect blend of style and functionality in this stunning Evanston home! Featuring three spacious bedrooms upstairs and an additional bedroom in the finished basement, this home offers plenty of space for family, guests, or a home office. The open-concept main floor is designed for modern living, with a bright and airy layout, a stylish living area, and a well-appointed kitchen complete with granite countertops, stainless steel appliances, and ample storage. The primary bedroom is a true retreat with a walk-in closet and private ensuite. The finished basement adds extra versatility, perfect for recreational space and/or guest suite. But be careful, your guests may not want to leave this home away from home basement. By the way, you'll also find a Fridge, a dishwasher and a washer and dryer in the basement. This home is not complete without the huge 24x24 double detached garage.. Conveniently located near parks, schools, shopping, and transit, this home is a must-see. Book your showing today!