



GRASSROOTS
REALTY GROUP

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127 Evanswood Circle NW
Calgary, Alberta

MLS # A2207961



\$659,500

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,692 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: none

Welcome to this meticulously maintained home in the established and family-friendly community of Evanston. Proudly owned by the original owners, this home is move-in ready and waiting for you! As you step inside, you're immediately greeted by a spacious entry with soaring ceilings and brand-new vinyl plank flooring that flows seamlessly into the heart of the home. The open-concept floor plan, bathed in natural light, creates an inviting atmosphere perfect for both relaxation and entertaining. At the center of the main floor is a beautifully designed kitchen with an L-shaped layout, offering ample counter space, stainless steel appliances, and elegant granite countertops. The island with seating provides extra space for casual dining, while the walk-in pantry, accessible through a stylish ribbed glass door, ensures plenty of storage. The kitchen flows effortlessly into the living and dining areas, which are enhanced by stunning views of the Southwest-facing backyard. Cozy up by the corner gas fireplace in the living room, and host dinner parties in the dining room, which easily accommodates a table for six. You'll love the convenience of stepping out onto the fully fenced and landscaped backyard, with a deck that's perfect for summer BBQs and outdoor relaxation. On the main floor, you'll also find a half bath, a mudroom with built-in storage cabinets, and access to the double attached garage. As you make your way upstairs, the grand staircase with high ceilings and large windows sets the tone for the rest of the home. The brand-new vinyl plank flooring and baseboards throughout the upper level add a touch of luxury and convenience every buyer is after. The spacious primary suite features a walk-in closet with built-ins and a private 3-piece ensuite with a stand-up shower. Two additional generous-sized bedrooms share a full bath, with

one offering its own walk-in closet complete with built-ins. The upper floor is completed by a dedicated laundry room with side-by-side washer and dryer and additional storage cabinets. The fully finished basement mirrors the quality finishes found throughout the home, providing a fourth bedroom, a versatile flex space perfect for a home theatre, office, or workout room, and another full bathroom with a skirted tub. Evanston is a vibrant community with easy access to shops, major plazas, parks, playgrounds, schools, and major roads, making it a perfect place to call home. Don't miss the opportunity to see this incredible property—schedule your showing today!