



GRASSROOTS
REALTY GROUP

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507 Evansborough Way NW
Calgary, Alberta

MLS # A2210621



\$625,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: NA

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom family home, nestled in the sought-after community of Evanston on a corner lot! You'll love the location—just steps away from scenic ridge walking paths, peaceful ponds, and great schools, making it perfect for families. Step inside and be greeted by an airy open-concept floor plan, drenched in natural light and designed with everyday comfort and entertaining in mind. The stylish kitchen features stainless steel appliances, granite countertops, and a spacious centre island—ideal for hosting gatherings or enjoying casual family meals. The main floor also offers a bright and roomy dining area, along with a convenient half bath. Upstairs, the large primary suite is a true retreat, complete with a relaxing 4-piece ensuite—your perfect spot to unwind at the end of the day. Two more generous bedrooms and another full 4-piece bathroom complete the upper level. The basement is a blank canvas, ready for your personal touch and vision to create even more living space. Step outside to your private, fully fenced backyard—perfect for summer BBQs on the deck or letting the kids and pets play safely. The double detached garage adds extra convenience and storage, making this home as functional as it is beautiful. You'll love the convenience of being close to everything—schools, parks, public transit, shopping, amenities, and quick access to major roadways. Don't miss out on this fantastic home—schedule your showing today and discover the perfect blend of comfort, space, and style!