



**GRASSROOTS**  
REALTY GROUP

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**156 Evanswood Circle NW**  
**Calgary, Alberta**

**MLS # A2213071**



**\$649,500**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,765 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Electric Vehicle Charging Station, Television Mounts, Second Refrigerator

This charming upscale semi-detached home on a quiet cul-de-sac presents functional family living in an open floor plan. With over 2,450 Sq. Ft. of Developed Space and character in every room from the living area to the dining space, the home creates connection and flow. The neutral palette is the canvas for the textured features throughout. It's a perfect place to host friends and family with laughter filling the home as conversations weave as easily as the layout itself. Perhaps the heart of this home, the element that truly whispers of warmth and grounding, is the earthy stone feature wall. It stands as a testament to enduring beauty, a natural focal point that invites touch and contemplation. Envision cozy evenings spent by its side, with a roaring fire and the subtle textures and tones creating an ambiance of peaceful retreat. The space is like a storybook etched in stone, waiting for you to add your own chapter. Venture further, and you'll discover havens of tranquility in the recently renovated bathrooms. Picture starting your day in a space where modern elegance meets soothing design, a fresh and bright start to whatever lies ahead. The fully finished basement adds nearly 700 square feet of additional space for rumpus, living, working out, or whatever suits your desire. The garage is amply sized with an EV Charger, high ceilings and convenient additional storage racks. The backyard is spacious and private in the summer months, surrounded by Beautiful Aspen Trees and waiting for a BBQ party. Call your Agent to Book A Viewing Today. Recent RENOVATIONS Include: Upstairs Bathrooms, Kitchen, Flooring, Feature Walls, EV Charger, On Demand Water Heater and Class 4 Impact Shingles.