



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Evansborough Road NW
Calgary, Alberta

MLS # A2230853



\$834,888

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Bar Fridge (Basement), Range Hood (Basement)

Stunning 5 BEDROOMS, 3.5 BATHROOMS home that is over 3000 Sq ft for your family space in a quiet but dynamic neighborhood of Evanston!. Double Attached Garage, Fully Finished basement (with a kitchenette). Lots of upgrades. Very well maintained, Ready To Move-in property! Shoows like new. Upon entrance, you will be greeted by the wide welcoming foyer. Main floor features a bright and elegant living room with fireplace, a SPACIOUS Kitchen with large island, tons of cabinets, granite countertops and stainless steel appliances. gas stove, built in Oven & microwave. The upper level offers a bonus room and 4 good size bedrooms. The huge Primary Bedroom will allow you to accomodate a king size bed set. It has a large soaker tub & a Separate shower, and a SPACIOUS walk-in closet. The basement is fully finished with a 5th bedroom, a kitchenette, Rec Room, a full bath, and storage area. Huge backyard has a deck, landscaped and fully fenced. Great location! Just a few minutes to schools, ridge/ green space (bike and walk pathways), parks, playground, shopping, transit, coffee shops, groceries and other amenities. Close to VIVO Recreational Centre, Walmart, TnT grocery store. Easy access to Stoney Trail, Deerfoot Trail, Shaganappi, Cross iron Mills.