



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

296 Evansborough Way NW
Calgary, Alberta

MLS # A2241438



\$719,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this stunning family home located in the sought-after community of Evanston in NW Calgary! This beautifully designed property offers a perfect blend of comfort, style, and functionality. The open-concept main floor features soaring 9' ceilings and large windows that flood the space with natural light. The chef-inspired kitchen is complete with granite countertops and upgraded stainless steel appliances—ideal for cooking and entertaining. A welcoming foyer leads to a stylish powder room, a conveniently located laundry area, and a versatile main floor den—perfect for working from home. Upstairs, unwind in the spacious primary bedroom with a large walk-in closet and a luxurious spa-like ensuite. Two additional well-sized bedrooms and a massive bonus room provide plenty of space for the entire family to enjoy. The walkout basement includes a 1-bedroom illegal suite with a separate kitchen and laundry hookups, offering excellent potential for extended family or rental income. You'll also appreciate central air conditioning, central vacuum rough-ins throughout, and an oversized deck—perfect for hosting summer BBQs and gatherings. Plus, the home offers added privacy with no neighbours behind you. This is a rare opportunity to own a feature-packed home in one of NW Calgary's most family-friendly neighborhoods!