



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**466 Evanston Way NW**  
**Calgary, Alberta**

**MLS # A2254449**



**\$759,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,176 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

**\*\*OPEN HOUSE SAT & SUN, SEPT 13&14 .1&ndash;3 PM\*\*** Welcome to this fully upgraded 2176 sq ft dream home in the heart of Evanston, offering elegance, comfort, and functionality in every corner. Step inside to discover rich hardwood flooring, soaring 10-ft ceilings, and a stunning floor-to-ceiling stone fireplace in the great room. The gourmet kitchen is a chef&rsquo;s delight, boasting ceiling-height maple cabinetry, a large quartz island, premium stainless steel appliances, and a chimney-style hood fan&mdash;perfect for entertaining. Enjoy bright open spaces thanks to the oversized upgraded windows and stay cool year-round with central air conditioning. Upstairs features a spacious bonus room and 3 large bedrooms including a luxurious primary suite with dual vanities, 2 walk-in closets, a soaker tub, and standalone shower. The backyard is beautifully finished with a deck, concrete patio, maintenance-free turf, and double detached garage. All window coverings are top-quality Hunter Douglas blinds. The unfinished basement offers endless potential and abundant storage. Located in a vibrant, family-friendly community with top-rated schools, parks, shopping, and dining&mdash;this home is move-in ready and waiting for you. Book your showing today!