



288, 288 Evansborough Way NW  
Calgary, Alberta

MLS # A2288766



**\$699,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

This stunning family home is located in the highly sought-after community of Evanston. Featuring a partially finished walk-out basement, this property is ideally situated on a quiet street just minutes from schools, shopping, and all the amenities Evanston has to offer. The open-concept main floor offers a spacious living area perfect for entertaining, along with a versatile den and convenient main-floor laundry. The gourmet kitchen is equipped with granite countertops, a stainless steel appliance package, an undermount sink in a large island, and a stylish designer tile backsplash. Upstairs, you'll find a bright bonus room, a full bathroom, and two generously sized bedrooms. The primary suite features a luxurious 5-piece ensuite and a walk-in closet, providing the perfect private retreat.