



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

288 Evansborough Way NW
Calgary, Alberta

MLS # A2288766



\$675,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.