



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

98 Evanscove Circle NW
Calgary, Alberta

MLS # A2299286



\$694,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Electric Stove, Microwave, Range Hood Fan, Refrigerator, Washer, Dryer, Central Vacuum, Garage Controller x2, Hot Tub, Shed, Stereo (main floor) and speakers (living room), Blinds, Wood Bench (garage)

****OPEN HOUSE - SATURDAY MAY 2, 2026 FROM 1:00 P.M. - 3:00 P.M.**** Welcome to Evanston Living at Its Finest. Nestled in the sought-after family community of Evanston, this beautifully maintained home offers the perfect blend of comfort, style, and thoughtful updates throughout. From the moment you step inside, you're welcomed by a bright and inviting front entry that opens into a spacious open-concept main floor, designed for both everyday living and effortless entertaining. The heart of the home is the warm and inviting living room, anchored by a cozy gas fireplace, while the kitchen and dining areas flow seamlessly together, creating the perfect space to gather with family and friends. Step outside to your own private backyard retreat, where a spacious deck and hot tub (2024) invite you to relax and unwind year-round under the stars. A convenient 2-piece powder room, main floor laundry, and direct access to the double attached garage complete this thoughtfully designed level. Upstairs, a generous bonus room offers the perfect space for movie nights, a kids' playroom, or a home office, while three spacious bedrooms provide room for the whole family. The serene primary suite is a true retreat, featuring a large walk-in closet and private 4-piece ensuite with a luxurious deep soaker tub, the perfect place to escape at the end of the day. A well-appointed 4-piece main bathroom serves the additional bedrooms, offering both comfort and convenience for family or guests. The partially finished basement adds flexibility and future potential, ready to be tailored to your lifestyle needs. Extensive recent updates provide exceptional peace of mind, including a new roof, siding, soffits, and 11 new windows, all completed in 2025. Ideally located just steps to an elementary school and offering quick access to Stoney Trail and Shaganappi Trail,

plus nearby shopping, parks, and everyday amenities, this home combines location, functionality, and lifestyle in one exceptional package. A wonderful opportunity to own in one of Northwest Calgary's most desirable family communities, where comfort, convenience, and pride of ownership come together beautifully.