



**60 Evansborough Road NW
Calgary, Alberta**

MLS # A2305605



\$719,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s)		

Inclusions: N/A

30K Price decrease for quick sale! 4 Bedrooms upstairs! Finished basement ! Welcome to this beautifully maintained home offering over 2,700+ sq ft of developed living space in the sought-after community of Evanston. From the moment you step inside, you're greeted by a bright and inviting open-concept main floor designed for both everyday living and entertaining. The spacious kitchen features abundant cabinetry, sleek stainless steel appliances, quartz countertop, chimney hood fan, built in oven, and a convenient pantry for extra storage. The dishwasher and stove are new, installed 2 months ago. It seamlessly overlooks the cozy living area, complete with a fireplace and views of the backyard. A generous dining space flows effortlessly alongside, with direct access to a large deck—perfect for summer gatherings and outdoor relaxation. Upstairs, you'll find four well-appointed bedrooms, full bathrooms, and a conveniently located laundry area. The primary suite is impressively sized, offering large windows that fill the room with natural light, a walk-in closet, and a 5-piece ensuite with double sinks, standing showers, and tiles all over. The additional three bedrooms are all spacious, each with ample closet space. These bedrooms share a common 4-piece bathroom with white coloured tiles all over. The fully finished basement adds even more functional living space, featuring an additional bedroom, a comfortable living area, a wet bar and a 3-piece bathroom—ideal for guests or extended family. Outside, the expansive backyard provides plenty of room for kids to play or to enjoy warm evenings. The front-attached garage offers secure parking along with extra storage space. Situated at the perfect location - Evanston is a vibrant and family-friendly neighborhood known for its parks, scenic walking paths, playgrounds, and

nearby schools. Residents enjoy quick access to shopping, dining, and major roadways such as Stoney Trail and Deerfoot Trail, making commuting convenient. With its strong sense of community and abundance of amenities, Evanston is an excellent place to call home.