



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**608 Evansborough Way NW
Calgary, Alberta**

MLS # A2305739



\$629,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

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

Inclusions: NA

Location and lifestyle come together in this two-storey home, ideally situated facing a park and just steps to schools, shopping, and everyday amenities. Featuring a charming front porch and a sunny south-facing backyard, this home offers outstanding curb appeal and functional living for the whole family. The main floor showcases a versatile front flex room, perfect for a formal sitting area, along with a spacious living and dining area adjacent to the kitchen, ideal for both everyday living and entertaining. The kitchen is well-appointed with white cabinetry, tiled backsplash, a corner pantry, and an island with eating bar. A dedicated den/office provides excellent flexibility for those working from home. Upstairs, you will find three generously sized bedrooms and a large bonus room, perfect for family movie nights or a kids’ play area. The primary suite features a walk-in closet and a private three-piece ensuite. The fully developed basement expands your living space with a large rec room, fourth bedroom, and an additional three-piece bathroom, ideal for guests or growing families. Enjoy the sunny south-facing backyard from the spacious rear deck, perfect for outdoor relaxation and entertaining. This is a fantastic opportunity to own a well-located, fully finished home in a highly desirable, family-friendly community.