



**567 Evansborough Way NW
Calgary, Alberta**

MLS # A2310484



\$655,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mounts (Main Floor, Bonus Room & Primary Bedroom), Console in Living Room, Shoe Rack in Mudroom

This is the home you've been waiting for. Nestled on a quiet street just steps from the playground and within walking distance to schools, this beautifully maintained home sits on a traditional lot and offers the perfect blend of comfort, functionality, and thoughtful upgrades in the sought after community of Evanston. Designed with everyday living and entertaining in mind, the main floor features an open concept layout filled with natural light, upgraded engineered hardwood flooring, and a modernized kitchen with white cabinetry, quartz countertops, stainless steel appliances, and an oversized central island that anchors the space beautifully. The spacious dining area flows seamlessly into the bright living room and out to the landscaped backyard and deck, creating an ideal setup for both family living and hosting guests. Upstairs, a well positioned bonus room separates the primary retreat from the secondary bedrooms, offering both privacy and functionality. The spacious primary bedroom features a spa inspired 5 piece ensuite, while two additional bedrooms provide flexibility for growing families, guests, or a home office. Additional upgrades include air conditioning, perfect for those hot summer days, upgraded triple pane windows on the north and east elevations (July 2025), a fully insulated, drywalled and painted double attached garage, and a recently upgraded Class 4 impact resistant roof (July 2025) and brand new eavestroughs for added long term peace of mind. The undeveloped basement offers future potential and awaits your personal vision. An exceptional opportunity for first time buyers, young families, or those looking to transition from condo or townhome living into a detached home in one of NW Calgary's most desirable communities.