



305 Evanston View NW
Calgary, Alberta

MLS # A2312328



\$709,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

****STUNNING FULLY FINISHED 2-STOREY HOME WITH OVER 2,800 SQ FT OF DEVELOPED LIVING SPACE | SUNNY SOUTH-FACING BACKYARD | STEPS FROM EVANSTON ELEMENTARY SCHOOL | POTENTIAL FOR BASEMENT SEPARATE ENTRANCE**** Welcome to this beautifully maintained and fully finished 2-storey home offering over 2,800 sqft of thoughtfully designed living space, ideally located just steps from Evanston Elementary School and featuring a sunny south-facing backyard. This spacious family home includes 4 bedrooms and 3 full bathrooms, with a bright and functional layout filled with natural light. The inviting foyer opens into a warm and welcoming living room, leading into an open-concept kitchen designed for both everyday living and entertaining. Highlights include 9-foot ceilings, hardwood flooring, stainless steel appliances, granite countertops, a walk-through pantry, a large island with breakfast bar, and a dining area with patio doors leading to the deck. Large windows throughout the kitchen and main floor family room flood the space with natural sunlight, creating a bright and airy atmosphere. Upstairs, an extra-wide staircase leads to a generous primary retreat featuring a walk-in closet and a spa-inspired ensuite complete with dual vanities, a separate soaker tub, and a stand-up shower. Two additional bedrooms, a full 4-piece bathroom, and a spacious bonus room complete the upper level. The fully developed basement offers excellent potential with an easy-to-suite layout(subject to city approval), including a large family room, an additional bedroom, a full bathroom, and a storage room—ideal for future rental income or extended family. There is also great potential to create a separate entrance, adding even more flexibility and value. You'll also appreciate the abundance of storage throughout the home.

This is a truly loved and well-cared-for property—ready for its next family to enjoy.