



GRASSROOTS

REALTY GROUP

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**115 Evansborough Crescent NW
Calgary, Alberta**

MLS # A2312666



\$599,900

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,454 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Insulated | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Garage opener

Beautifully maintained Morrison-built home featuring 9' ceilings, rich walnut hardwood flooring, thoughtful upgrades throughout, a professionally finished basement, and a sunny west-facing backyard. Designed for both everyday living and entertaining, the open-concept main floor is filled with natural light and showcases warm walnut hardwood that continues up the staircase, creating a timeless and elegant feel. The spacious kitchen overlooks the dining area and living room and offers granite countertops, a large centre island with seating, stainless steel appliances, a pantry, and an abundance of cabinet and counter space. Upstairs, the spacious king-sized primary retreat easily accommodates a full bedroom suite and features a walk-in closet plus a spa-inspired ensuite with a comfort-height dual vanity, a relaxing soaker tub, and a separate walk-in shower. Thanks to the thoughtful floor plan, the primary bedroom offers exceptional size and comfort rarely found in comparable homes. Two additional bedrooms and a full bathroom complete the upper level. The professionally finished basement expands your living space with a large family room, a generous fourth bedroom with a walk-in closet, a full bathroom, a dedicated laundry room, and plenty of storage. Step outside to the sunny west-facing backyard, where the deck is the perfect place to enjoy afternoon sunshine, summer BBQs, and evening sunsets. The fully fenced yard offers space for children and pets to play, while the insulated and drywalled detached double garage adds year round convenience. Notable recent updates provide outstanding peace of mind, including quality new shingles, soffit, fascia, and garage door (2025), along with triple-pane windows on the west side of both the main and upper floors (2025). Additional features include central air conditioning, enhanced sound insulation

between the primary bedroom and adjoining bedroom, a sound-insulated basement ceiling, and a comfort-height dual vanity in the ensuite. Located in the sought-after community of Evanston, you'll enjoy easy access to parks, playgrounds, schools, shopping, major roadways, and everyday amenities. This beautifully maintained Morrison-built home is truly move-in ready.