



GRASSROOTS
REALTY GROUP

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88 Evansdale Landing NW
Calgary, Alberta

MLS # A2322346



\$639,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: none

|| Open House Sunday June 28th from 11:00am-2:00pm || 4 Bedrooms | 3 Full Baths | Vaulted Ceilings | Upgraded Kitchen & Flooring | Double Detached Garage Welcome to 88 Evansdale Landing NW, an exceptional executive-style two storey home offering over three levels of thoughtfully designed living space, refined upgrades, and a bright open concept layout. From the moment you step inside, you're greeted by soaring 18ft vaulted ceilings and an abundance of natural light that floods the main floor. The heart of the home is the beautifully appointed kitchen, featuring upgraded stainless steel appliances, a gas range, chimney style hood fan, rich granite countertops, extensive cabinetry, and custom storage solutions. Designed for both everyday living and entertaining, the kitchen flows seamlessly into the open dining area and inviting living room, anchored by a cozy gas fireplace and framed by large east-facing windows. The main level also offers exceptional flexibility with a generously sized bedroom, a full bathroom, and a well appointed laundry and mudroom complete with additional built-ins and storage. Upstairs, an open to below loft creates the perfect space for a home office, reading nook, or additional lounge. Privately situated, the oversized primary retreat offers a luxurious escape complete with a spa inspired ensuite featuring a standalone soaker tub, oversized walk-in shower, and expansive walk-in closet. The fully finished basement extends the living space with a large recreation room, two spacious bedrooms, and another full bathroom ideal for growing families, guests, and full flexibility of living spaces. Outside, the property has been further enhanced with a newer double detached garage equipped with a premium garage door opener and designed to maximize overhead storage. Enjoy summer evenings on the composite deck while taking

in the peaceful afternoon sun exposures. Ideally located on a quiet street in Evanston, this home is just steps from scenic wetlands, walking paths, parks, and green space. Residents enjoy convenient access to schools, shopping, restaurants, major roadways, and a wide range of everyday amenities. Combining space, functionality, and elegant finishes in one of NW Calgary's most desirable family communities, this is a rare opportunity to own a truly exceptional home.