



GRASSROOTS

REALTY GROUP

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96 Evansdale Way NW
Calgary, Alberta

MLS # A2323142



\$675,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home, perfectly situated on a quiet street and backing onto peaceful greenspace with no neighbours behind. The bright and functional kitchen features quartz countertops with a stunning waterfall island, stainless steel appliances, and plenty of storage for everyday living. Upstairs, you'll find a spacious bonus room, perfect for family movie nights, a home office, or a children's play area. The primary bedroom offers a private retreat complete with a walk-in closet and a well-appointed ensuite bathroom. The fully developed basement provides additional recreational and living space, along with a full bathroom, making it ideal for guests, a home gym, or a growing family. Enjoy the comfort of central air conditioning during the warm summer months and the privacy of a large backyard—perfect for relaxing, entertaining, or family gatherings. Located within an easy walk to parks, playgrounds, schools, and the community pond, this home combines comfort, convenience, and a sought-after location. A wonderful opportunity to own a move-in-ready home in a family-friendly community. ***VIRTUAL TOUR AVAILABLE***