



**1022 Evanston Drive
Calgary, Alberta**

MLS # A2323722



\$720,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,458 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to this beautiful family home in the highly sought-after community of Evanston, offering over 2,450 sq. ft. of thoughtfully designed living space. From the moment you step inside, you'll appreciate the bright, open-concept layout featuring 9-foot ceilings, rich hardwood flooring, and an abundance of natural light. The stylish kitchen is designed with everyday living and entertaining in mind, showcasing granite countertops, a raised island, full-height cabinetry, and a convenient walk-through pantry with plenty of storage. The inviting living room is anchored by a cozy gas fireplace with a stunning stone surround, creating the perfect space for family gatherings. Upstairs, you'll find three spacious bedrooms, including a relaxing primary retreat complete with a 5-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. A generous bonus room offers the ideal spot for movie nights, a playroom, or a home office, while upper-floor laundry adds extra convenience to busy family life. The unfinished basement presents endless possibilities to create additional living space tailored to your needs. Outside, enjoy the backyard with rear lane access and the convenience of a double attached garage with ample parking and storage. Ideally located near schools, parks, playgrounds, soccer fields, baseball diamonds, and shopping amenities, with quick access to 144 Avenue and major roadways, this move-in-ready home offers the perfect blend of space, comfort, and convenience for growing families.