



**88 Evansford Road NW  
Calgary, Alberta**

**MLS # A2326342**



**\$640,088**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Gazebo

Located in the highly sought-after community of Evanston, a perfect blend of comfort, style, and functionality, nestled on a quiet street and a spacious corner lot. Built in 2006, this beautifully maintained home offers 1,887 RMS sq ft of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a versatile bonus room on the upper level—ideal for a growing family or a comfortable work-from-home setup. Step inside to discover a bright and inviting open-concept main floor, highlighted by rich hardwood flooring and stunning windows that flood the living space with natural light while offering serene views of the backyard. The cozy gas fireplace anchors the living room, creating the perfect atmosphere for relaxing evenings. The kitchen is move-in ready with brand-new stainless steel appliances, while the convenience of a new front-loading washer and dryer adds modern efficiency to your daily routine. Upstairs, you’ll find plush carpeting throughout, leading to a spacious primary retreat complete with a walk-in closet and a private ensuite bathroom featuring dual sinks and a deep soaker tub—your own personal sanctuary. Two additional bedrooms and a full bathroom complete the upper level, along with the bonus room offering flexible living space. Outside, enjoy the benefits of a large corner lot, providing extra privacy and outdoor potential. Additional peace of mind comes with a fully redone roof, ensuring long-term durability and value. Located in a family-friendly neighbourhood close to parks, schools, shopping, and major routes, this home truly checks all the boxes. Don’t miss your opportunity to own this exceptional property in Evanston—where comfort meets convenience.