



**GRASSROOTS**  
REALTY GROUP

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**109 Evansdale Landing NW**  
**Calgary, Alberta**

**MLS # A2327505**



**\$625,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,808 sq.ft.                                                              | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Garden, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                             | <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>   | Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Bonus Room Sectional is Negotiable, Backyard Furniture (2 Chairs, Couch, 2 Tables)

Welcome to this meticulously maintained 1800sf family home in the sought-after community of Evanston! Ideally located close to schools, parks, shopping, and everyday amenities, you'll also appreciate the quick access to Stoney Trail and Deerfoot Trail, making commuting across the city a breeze. Designed with both comfort and functionality in mind, the bright and inviting main floor features a spacious kitchen that overlooks the dining and living areas, creating the perfect space for entertaining or spending time with family. Large windows flood the home with natural light thanks to the SOUTHEAST FACING BACKYARD. A convenient main floor laundry room, powder room, and direct access to the DOUBLE ATTACHED GARAGE add to the home's practical layout. You'll also enjoy the comfort of a newer CENTRAL AIR CONDITIONING unit, keeping the home cool all summer long. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE featuring HIS & HERS VANITIES, a relaxing SOAKER TUB, and a glass WALK-IN SHOWER. The two additional bedrooms share a well-appointed bathroom, making this an ideal layout for growing families. The unfinished basement is ready for your personal vision, with an accessible BATHROOM ROUGH-IN, offering endless possibilities to create additional living space tailored to your needs. Step outside to your own private backyard oasis. PROFESSIONALLY LANDSCAPED with MATURE TREES for added privacy, BEAUTIFUL GARDEN BEDS for the gardening enthusiast, a BBQ GAS LINE, and an impressive STAMPED CONCRETE PATIO perfect for summer entertaining, this yard truly has it all. With NO REAR NEIGHBOURS and OPEN GREENSPACE BEHIND, you'll enjoy peaceful views, added privacy, and plenty of room for children or

pets to play. Adding even more value and peace of mind, the NEWER ROOF, SIDING, and EXTERIOR METAL WORK (eavestroughs, fascia, and downspouts) have all been completed over the last 5+ years. This is a move-in-ready home that has been lovingly cared for inside and out, a perfect opportunity to enjoy the best of family living in one of Evanston's most desirable neighbourhoods. Contact your favourite realtor for a private in-person viewing!