



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Evansborough Gate NW
Calgary, Alberta

MLS # A2331263

\$615,000



No Photo Available

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Mirror (Above Fireplace)

Welcome to this beautifully maintained, move in ready home in the sought after community of Evanston. Offering 3 bedrooms, 2.5 bathrooms, a versatile main floor den, and 9 foot ceilings throughout the main level, this home combines thoughtful design, quality finishes, and everyday functionality. The bright, open concept main floor is enhanced by engineered hardwood flooring and an abundance of natural light from the extra windows from being on a corner lot. At the front of the home, the dedicated den provides the perfect space for a home office, study, or playroom for the kids. The well appointed kitchen features granite countertops, stainless steel appliances, a pantry, and plenty of cabinetry, creating a functional space for both everyday living and entertaining. Upstairs, you'll find the convenience of a dedicated laundry room along with three generously sized bedrooms. The spacious primary bedroom offers a walk in closet and private ensuite, while the second bedroom also features a walk in closet. The third bedroom includes a generous closet, making it ideal for a child's room, guest room, or additional workspace. Step outside to enjoy the welcoming front porch or relax in the maintenance free backyard complete with a deck, perfect for summer barbecues and outdoor entertaining. The double detached garage provides secure parking and additional storage, while the unfinished basement offers endless potential to create additional living space tailored to your needs. Located just steps from parks, playgrounds, green spaces, and walking pathways, this home is also close to schools, shopping, grocery stores, restaurants, and a wide range of everyday amenities. With quick access to major roadways, commuting throughout Calgary is convenient and efficient. Whether you're purchasing your first home, upsizing for a growing family, or looking for a home that's

truly move in ready, this well cared for Evanston property offers an exceptional opportunity in one of Calgary's most desirable northwest communities.