



GRASSROOTS
REALTY GROUP

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531 Evansborough Way NW
Calgary, Alberta

MLS # A2333389



\$624,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully maintained and move-in ready two-storey home in the highly sought-after community of Evanston! This charming home offers exceptional value with numerous recent exterior upgrades, including a new roof, new gutters, replaced siding, and freshly painted front exterior accents, providing outstanding curb appeal from the moment you arrive. Step inside and be greeted by freshly painted walls and a warm, inviting layout designed for comfortable family living. The main floor features a convenient half bathroom along with a functional laundry room and mudroom located just off the garage entrance. The heart of the home is the bright and spacious kitchen, complete with quartz countertops, a breakfast bar with seating, a perfectly sized dining nook, and an adjoining living room that creates a cozy atmosphere for everyday living and entertaining. Upstairs, you'll find three bedrooms, including two generously sized secondary bedrooms serviced by a full bathroom. The spacious primary retreat features a walk-in closet and a private full ensuite bathroom, offering the perfect place to unwind at the end of the day. The fully developed basement is designed for both relaxation and functionality. Enjoy movie nights with the included projector and mounted screen, entertain guests at the built-in bar complete with a mini fridge, or take advantage of the built-in desk area that's perfect for working from home or tackling school projects. A full bathroom completes the lower level, while the flexible layout offers endless possibilities to suit your family's needs. Step outside to a fully fenced backyard featuring a spacious deck, ample green space, and a storage shed for all your outdoor essentials. Backing onto an alley, this property offers additional privacy and endless future development possibilities. Conveniently located near parks, schools, shopping,

walking paths, and all the amenities Evanston has to offer, this is a fantastic opportunity to own a turnkey home in one of Northwest Calgary's most desirable communities.