



GRASSROOTS
REALTY GROUP

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59 Evanswood Circle NW
Calgary, Alberta

MLS # A2333889



\$629,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,547 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to this exceptional home, ideally located on a quiet street in the highly sought-after community of Evanston. Offering over 2,400 square feet of beautifully finished living space, this home combines thoughtful design, impressive architectural details, and a layout that works equally well for everyday living and entertaining. The main floor features soaring vaulted ceilings, hardwood floors, and a seamless connection between the living spaces, creating an atmosphere that feels both spacious and inviting. At the heart of the home is the kitchen, featuring transitional cabinetry, stainless steel appliances, expansive granite counters, and extensive pantry and storage space. The kitchen interacts effortlessly with the adjacent dining area and spacious living room, where you can relax by the fireplace or entertain friends and family. Just off the main living area, easy access to the west-facing backyard extends the living space outdoors. Spend lazy summer afternoons and evenings on the oversized deck while enjoying the beautifully landscaped yard. The private primary retreat is conveniently located on the main floor and features a large walk-in closet and private ensuite. A second spacious bedroom on the second floor offers plenty of flexibility and works equally well for children, guests, or a home office and contains its own ensuite. The fully developed basement is a true showstopper. A large family room features impressive custom built-ins and a second fireplace, creating the perfect place for movie nights, watching the big game, or relaxing with family and friends. The oversized bedroom includes a massive walk-in closet and easy access to a luxurious bathroom with a true spa-like feel. A generous laundry and storage room completes the lower level. With its vaulted ceilings, main-floor primary retreat, impressive lower level, and beautifully landscaped west-facing backyard,

this home offers a combination of features that is difficult to duplicate. Book your showing today!