



GRASSROOTS
REALTY GROUP

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363 Evanston View NW
Calgary, Alberta

MLS # A2335833



\$770,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Oven, Refrigerator		

Sophisticated, spacious and exceptionally versatile, this beautifully upgraded Evanston home offers over 2,000 square feet of thoughtfully designed living space, plus a legal two bedroom basement suite with its own separate entrance, full bathroom and laundry. Every level has been designed with modern family living in mind, offering an impressive blend of style, comfort and flexibility. The main level is warm and inviting with luxury vinyl plank flooring, a striking fireplace anchoring the living room, a generous office with an interior window and convenient main floor laundry. Upstairs, the beautifully appointed primary retreat features a walk in closet and a luxurious five piece ensuite with double sinks and a deep soaker tub. Two additional bedrooms and an exceptional family room or bonus room provide the space every growing family needs. The legal basement suite adds valuable flexibility for extended family or rental income, while central air, new appliances and numerous upgrades throughout make this home truly move in ready. Outside, the fenced backyard backs onto an alley and the double attached garage provides both convenience and storage. Located in one of Evanston's most desirable areas, you are minutes from schools, parks, shopping, restaurants and major routes including Stoney Trail. This is a home that delivers on space, sophistication and versatility, with every detail thoughtfully brought together for modern family living.