



GRASSROOTS
REALTY GROUP

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132 Evansborough Way NW
Calgary, Alberta

MLS # A2335940



\$599,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, 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:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

THIS SATURDAY ONLY OPEN HOUSE OCT 10TH 1:00PM-3:00PM PROPERTY INSPECTOR ON SITE! **SPACE TO GROW. ROOM TO WORK. A BACKYARD TO ENJOY. AND A COMMUNITY DESIGNED AROUND FAMILY LIFE.** Welcome to 132 Evansborough Way NW! A beautifully maintained and thoughtfully appointed 4-bedroom, 4-bathroom home offering the flexibility, space, and lifestyle today's families are looking for. Step inside and you'll immediately appreciate the bright, open-concept main floor, where the spacious kitchen and large island create the perfect gathering place for busy mornings, family dinners, or entertaining friends. The main-floor office/den adds another layer of flexibility, easily adapting to a home office, bedroom, playroom, study, or whatever your family needs today and tomorrow. Upstairs, generous bedrooms provide plenty of room for the family, while the **beautifully developed basement** gives you even more space to spread out. Whether it becomes a movie room, kids' hangout, guest space, home gym, or hobby area, this is a home designed to adapt as life changes. Outside, the **level backyard and spacious deck** create your own private space to entertain, BBQ, watch the kids play, or simply unwind with the family. Add in the **large double detached garage and paved back alley**, and you have the functionality that makes everyday life that much easier. The location is just as impressive. Situated on a **quiet street** you're within a short walk of Our Lady of Grace School and close to parks, playgrounds, pathways, the scenic Mini Canyon, shopping, restaurants, and virtually every amenity you could want. Major routes are also just minutes away, giving you easy access to the rest of the city while still enjoying the feel of a peaceful neighbourhood. **Well maintained. Beautifully appointed.

Exceptionally flexible.** Whether you're a growing family looking for room to settle in or an established household needing space for work, guests, hobbies, and family life, this is a home that gives you room to live the way you want. **Come experience everything 132 Evansborough Way NW and Evanston have to offer!**