



GRASSROOTS
REALTY GROUP

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**109 Evanscove Heights
Calgary, Alberta**

MLS # A2337156



\$739,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Landscaped, Level, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Animal Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: NONE

NEW ROOF & SIDING (2025) | OVER 3,300 SQ.FT. OF DEVELOPED LIVING SPACE | FULLY DEVELOPED BASEMENT | OVERSIZED GARAGE | CENTRAL A/C | MATURE TREES Welcome to this beautifully updated family home in the highly sought-after community of Evanston, where modern upgrades meet the charm of an established neighborhood. Offering over 3,300 sq. Ft. of developed living space across three finished levels, this move-in-ready home delivers exceptional space, comfort, and value for today's family. From the moment you arrive, you'll appreciate the outstanding curb appeal featuring brand-new roof and siding (2025), an oversized double attached garage that comfortably fits a full-size pickup truck, and a welcoming front porch framed by mature trees and professional landscaping. The private backyard is a true retreat with a large deck, lush green space, a garden shed, and central air conditioning to keep you comfortable all summer long. Inside, the impressive, vaulted foyer opens to a bright, open-concept main floor designed for both everyday living and entertaining. Rich hardwood flooring, updated lighting, modern paint, custom blinds, and oversized windows create a warm and inviting atmosphere throughout. The spacious kitchen features ceiling-height cabinetry, a large island with sink, elegant glass pantry door, stainless steel appliances, a Frigidaire Gallery gas range with Air Fry technology, Miele dishwasher, powerful hood fan, and abundant counter space. The adjoining dining area flows seamlessly into the spacious living room, where a stunning stone-faced fireplace creates the perfect gathering place for family and friends. A dedicated main-floor office offers an ideal work-from-home setup, while the separate laundry room, mudroom, storage area, and convenient powder room complete the main level.

Upstairs, the oversized vaulted bonus room provides an exceptional second living space overlooking mature trees. The spacious primary suite features dual vanities, a walk-in shower, and a versatile walk-in closet, while two additional bedrooms and a full bathroom complete the upper level. The fully developed basement is designed for entertaining and family living, featuring a large recreation room with projector screen, a spacious fourth bedroom, a full bathroom, rough-in plumbing for a future wet bar. Thoughtfully improved over the years with significant investments—including new roof and siding (2025), updated flooring, lighting, paint, premium appliances, central air conditioning, and numerous mechanical upgrades. Ideally located close to 5 nearby schools Creekside Shopping Centre, GoodLife Fitness, parks, playgrounds, walking paths, restaurants. This exceptional Evanston home offers the perfect combination of generous living space, modern updates, mature landscaping, and an unbeatable family-friendly location. A rare opportunity to own a beautifully upgraded home where the major investments have already been made—simply move in and enjoy.