



GRASSROOTS
REALTY GROUP

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179 Evansborough Way NW
Calgary, Alberta

MLS # A2339764



\$569,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

**** Please click on "Videos" for tour **** Welcome to an amazing, fully developed 2 storey home with double garage on a whisper quiet street in very desirable Evanston! Fabulous features include: 4 bedrooms, over 1900 sq ft developed, ORIGINAL OWNER, real hardwood floors, SOUTH facing back yard, builder finished basement (Avi), newer central air system (2024), all new siding on house & garage/new roof/new eaves & gutters(2025), new windows on north/front of house (2026), chef's kitchen with quartz counters (gas line behind stove) and much more! Location is 10 out of 10 - 3 blocks from Our Lady of Grace School & Mini Canyon/walking trails, tot lot 1 block away, all the amenities you need moments away at Sage Hill Plaza and very easy access to all major routes - Deerfoot Trail/Stoney Trail/Crowchild Trail. Total pride in ownership and move-in ready!