

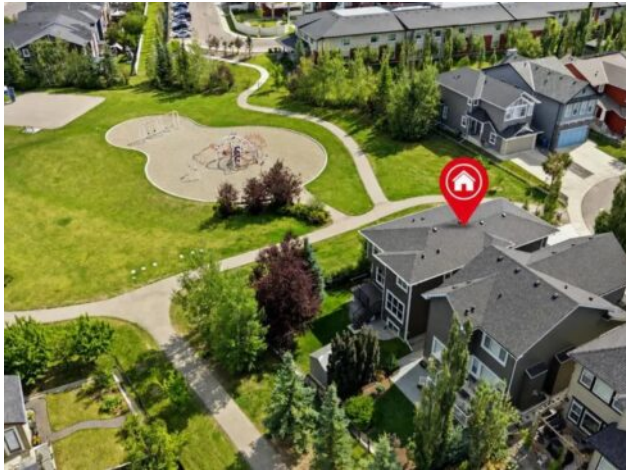


GRASSROOTS
REALTY GROUP

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141 Evanspark Gardens NW
Calgary, Alberta

MLS # A2340184



\$735,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Stand Up Freezer in Pantry, Storage Shed		

PRICE IMPROVEMENT! You and your partner are amongst the smartest people around. You know what you want for your growing family – EVERYTHING TURNKEY… just literally turn the key and move in. You already have all the UPGRADES and conveniences you dreamed of right here. When you pictured your future together with your family, you dreamed coming home to your QUIET STREET in Evanston. Privacy and a great investment are important to you: SIDING ONTO A PLAYGROUND and BACKING ONTO GREEN BELT. The benefits of a corner lot without the extra snow shovelling! Since your kids love playing there, you can see them right from your home so you have extra peace of mind. You are proud that you bought your home from an ORIGINAL OWNER who truly took care of everything. Your home stands out with excellent curb appeal with the HARDIE BOARD SIDING (2024), and the NEW ROOF (2024), just some items that you don’t need to worry about in the long-term. What makes your home inviting for guests are the VAULTED CEILING ENTRANCE, having the OPEN CONCEPT layout on the main floor, and tons of NATURAL LIGHT from extra windows (incl. LEGAL EGRESS WINDOWS in basement). Imagine a hot summer day, guests are coming over for a fun evening dinner party. You’re preparing and fortunately your home’s location is so convenient: GROCERIES (4 mins), restaurants/shops at nearby strip mall (4 mins), as well as the essentials from COSTCO (13 mins). You park your car into your fully finished garage, hang up your jacket on the CUSTOM MILLWORK MUDROOM w/ storage bench, and bring the shopping items into your WALKTHRU PANTRY. Your partner is busy preparing their favourite culinary dishes on the beautiful GRANITE COUNTERTOPS (incl. all bathrooms), and

something special is cooking in the STAINLESS STEEL OVEN that matches the rest of the appliances. Guests arrive and you invite them to the deck to hang out, while you have the barbeque sizzling, overlooking your LUSH LANDSCAPED BACKYARD easily kept beautiful with UNDERGROUND SPRINKLER system. Someday you plan to maybe add a hot tub, and it's no problem with the 200 AMP ELECTRICAL service with space to expand. They're enjoying the weather, but it's getting a bit too hot so you pop inside quickly to get a blast of relief from your CENTRAL A/C system. Great memories are being created tonight, and soon your guests thank you and start leaving. You're already thinking when everyone is gone, you'll enjoy a nice relaxing bath in your 5 PC PRIMARY ENSUITE soaker tub, or perhaps a quicker shower in the TILED GLASS SHOWER. Your skin thanks you with the soft water from your upgraded WATER SOFTENER. Another successful night of entertaining in the books, and while it's still summer vacation, school will start again soon and you're grateful that pick up and drop offs at K-3 school (5 mins) is easy, and your pre-teen child goes to the 4-8 school (walk 6 blocks) themselves, saving you precious time in your busy lives. Are you ready to turn the key on your new life now?