



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**982 Evanston Drive NW**  
**Calgary, Alberta**

**MLS # A2341189**



**\$849,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 5 Level Split                                                             |               |                   |
| <b>Size:</b>     | 2,287 sq.ft.                                                              | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Interior Lot, Low Maintenance Landscape, |               |                   |

|                    |                                                                                                                                                  |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Automatic blinds on back balcony                                                                                                                 |                   |     |

Welcome to this exceptional, extensively upgraded Broadview Homes Berkley, a unique multi-level home designed for both everyday living and entertaining. From the inviting front porch and vinyl siding to the paved back lane and attached double garage, this home offers impressive curb appeal and functionality. The spacious tiled foyer features a convenient 2pc bath and opens to a practical mudroom with main floor laundry. From here, a walk-through pantry leads into the beautifully appointed kitchen, featuring cream cabinetry, black granite countertops, an eat-up peninsula, beverage fridge, stainless steel appliances including a Fisher & Paykel double dishwasher, and ample storage. Hardwood flooring extends through the kitchen and dining area. The dining space showcases a striking floor-to-ceiling stone feature wall with gas fireplace insert. Access directly off the kitchen leads to the covered, raised deck with automatic shades and a gas line for BBQ for outdoor dining. A few steps up, the spacious living room impresses with vaulted ceilings and another stunning stone feature wall. The upper levels offer a versatile bonus room overlooking the space below, full bathroom and three generous bedrooms. The primary retreat features a raised ceiling, built-in wardrobe, custom walk-in closet and luxurious 5pc ensuite with dual sinks, soaker tub and glass enclosed shower. The walk-out lower levels provide an entertainer's dream family room and leads down to a media room with wet bar, wine fridge, microwave, and additional space ideal for a home gym or games area. The low maintenance backyard is designed for outdoor enjoyment, featuring a concrete patio perfect for a hot tub, rubberized concrete leading to a private putting green, and a lowered fire pit with built-in seating. Additional upgrades include central A/C, & ceilings, built-in speakers throughout, and

Hunter Douglas blinds. Residents of Evanston enjoy an extensive network of parks, playgrounds, pathways and recreational spaces, along with nearby schools, shopping, restaurants and essential amenities. The community's location provides easy access to Stoney Trail and major roadways, making commuting throughout Calgary, reaching the airport or heading west toward the mountains convenient. With its welcoming atmosphere, beautiful streetscapes and abundance of amenities, Evanston is an ideal community for families and those looking to enjoy a connected, active lifestyle. A truly must-see home offering exceptional space, style and functionality.