



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

296 Evansbrooke Way NW
Calgary, Alberta

MLS # A2342967



\$669,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,718 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Paved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to comfortable, move-in-ready family living in the heart of Evanston. Thoughtfully maintained and updated, this home offers a warm and functional layout with plenty of space for everyday life, family time and entertaining. The permitted developed basement creates the perfect additional living space for movie nights, a kids' play area or hosting friends, while central A/C, an Ecobee smart thermostat, water softener, reverse osmosis system, newer appliances and a newer garage door opener add comfort and convenience. Fresh paint, new LED lighting and numerous completed repairs provide added peace of mind, allowing you to simply move in and enjoy. Located close to schools, parks, pathways, shopping and everyday amenities, this is a welcoming family home in one of NW Calgary's most popular communities. Come take a look with your favourite REALTOR today!