



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Evansdale Common NW
Calgary, Alberta

MLS # A2347358



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,545 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Kitchen TV & Mount, Fence Lights, Kayak Pulley System (garage), Smart Water Shut Off, Storage Shed, Garburator, Wall Shelves (in house)

A home of this calibre is a rare find. Meticulously maintained and updated by the original owners, offering 2545 sq ft, 3 bedrooms, 2.5 bathrooms and a basement ready for your development dreams. With over \$85,000 of upgrades and an oversized garage, this is a forever home. Set on a quiet, no through street where kids can shoot hoops and play until the sun comes down and nearby to the beautiful ponds and walking trails, this location is ideal. The home is extensively upgraded with new LVP flooring, fresh paint, new light fixtures, a high-end appliance package, an oversized garage, air conditioning, a stamped concrete patio and picturesque landscaping. The spacious foyer welcomes you to a bright and open floorplan. Showcasing the highly sought-after Emerge floorplan by Jayman Masterbuilt, this chef's kitchen is exceptional. Enjoy cooking and entertaining from the wrap around countertops, Jenn Air appliance package, extra bar fridge, built-in wine rack and expansive corner pantry. The kitchen opens up to the inviting living room anchored by a gas fireplace with a stunning stone surround and the dining room overlooking the backyard. Heading upstairs, you will find a floorplan meant for family living with oversized kids' bedrooms, upper laundry and a central, cozy bonus room with double pocket doors, perfect for movie nights or a home office set up. The primary retreat is truly luxurious with dual walk-in closets and dual vanities in the ensuite bathroom plus an additional make up counter, stand up shower, jetted soaker tub and heated flooring. All bedrooms have Hunter Douglas blackout blinds and are sound proofed walls. Outdoor living is ready to enjoy. The backyard is a peaceful oasis, enhanced by Aspen trees, a stamped concrete patio, gas BBQ line and a custom garden shed. Notable home features include air

conditioning, 75 gallon hot water tank (2023), new roof (2025), 1000 sq ft of outdoor concrete work, oversized garage with an insulated 8 ft door and Hunter Douglas window coverings with up/down function. All of the care and details have been poured into this home and ready for the next family to love. Evanston is a family friendly community with many excellent school options, grocery stores and restaurants all nearby. Home at last.