



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

684 Evanston Drive NW
Calgary, Alberta

MLS # A2347744



\$729,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

The search for your next home is over now that you've stepped into this beautifully appointed two storey in the popular family community of Evanston! Built by Homes By Avi, this wonderful one-owner home enjoys a total of 3 bedrooms + den, maple kitchen with quartz countertops & stainless steel appliances, fenced backyard with deck & a host of improvements including roof, hot water tank & brand new interior paint. Showcased by expansive 9ft ceilings & newly refinished hardwood floors, you'll just love the dynamite open concept main floor with its gracious living room with toasty gas fireplace, spacious dining room with sliding doors into the backyard, dedicated home office with frosted French doors & sleek kitchen with large island & loads of cabinet space, ceramic tile backsplash & upgraded Whirlpool appliances plus a newer Bosch dishwasher. Head on upstairs to 3 fantastic bedrooms & 2 full bathrooms; the relaxing owners' retreat has a lovely ensuite with double vanities, corner soaker tub & separate shower, & the walkthrough closet has its own access into the laundry room. Between the bedrooms is the bonus room with coffered ceilings & the perfect space for your media room, lounge or playroom for the kids. The lower level - with roughed-in plumbing, offers tremendous potential for future living space; build another bedroom, bathroom & rec room! Additional features & updates in your next home include main floor mudroom, 2 car garage with high ceilings & new garage door (2025), triple pane windows on the front side, freshly shampooed carpets & in 2025, a new hot water tank, roof shingles, siding on the West & North sides, trim, fascia & eavestroughs. Only a few short minutes walk is Our Lady of Grace School & the winding trails overlooking the West Nose Creek reserve. Evanston's other schools - Kenneth

D. Taylor School, Evanston Heights School & St. Josephine Bakhita – are also just minutes away, as well as the shopping & services at Evanston Towne Centre, Beacon Hill, Sage Hill Crossing & Creekside Shopping Centre. And with its easy access to major roadways (Stoney Trail, Beddington Trail, Deerfoot Trail, Shaganappi Trail), you’ve got a quick commute to all regional retail centers, University of Calgary, hospitals, airport & downtown.