



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

567 Evanston Drive NW
Calgary, Alberta

MLS # A2348352



\$577,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Welcome to this beautifully maintained and tastefully upgraded 2-storey home, ideally located within walking distance to schools and parks. Offering exceptional functionality for a growing family, this home features a spacious open-concept main floor, a finished basement, extended double garage and a NEW ROOF. The main level features gleaming hardwood floors, abundant natural light and a well-designed open-concept layout. The kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, a large centre island with seating and a convenient pantry. A practical mudroom provides direct access to the backyard and garage. Upstairs offers three generous bedrooms and two full bathrooms. The primary bedroom includes a walk-in closet and a well-appointed 4-piece ensuite. The fully finished basement provides valuable additional living space with large windows, a spacious recreation area and a full bathroom with granite countertop and tiled shower. The versatile layout also provides the potential for a fourth bedroom, home office or additional family living space, depending on your needs. Outside, the fully fenced west-facing backyard features a large deck and plenty of space for children, pets and outdoor entertaining. The extended double garage provides additional storage and parking capacity. Additional features include a Kinetico water treatment system with a dedicated drinking water station in the kitchen. Located close to schools, parks, shopping, public transportation and major transportation routes, this is a well-appointed family home offering a strong combination of space, upgrades and functionality.