



GRASSROOTS
REALTY GROUP

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304 Evanston View NW
Calgary, Alberta

MLS # A2349633



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,430 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained two-storey home in the desirable community of Evanston, offering over 3,500 sq. ft. of fully developed living space across three levels. With a double attached front garage, back-alley access, and a generously sized backyard**, this home offers an ideal combination of space, functionality, and comfort for a growing family. The main floor features a welcoming den, spacious mudroom, laundry room, formal dining area, and an open-concept living space. The living room showcases a cozy gas fireplace, while the well-appointed maple kitchen offers granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast nook. Beautiful hardwood flooring throughout the main floor adds warmth and elegance. Step outside onto the good-sized deck, perfect for outdoor entertaining and summer gatherings. Upstairs, you'll find an impressive oversized bonus room, two generously sized secondary bedrooms, a full main bathroom, and a spacious primary retreat. The primary bedroom features a walk-in closet and luxurious 5-piece ensuite complete with a soaker tub and separate standing shower. The fully developed basement provides exceptional additional living space, featuring a large recreation room with a wet bar, second fireplace, and rough-in for a 7.1 surround sound system, making it perfect for movie nights and family entertainment. A spacious fourth bedroom and full bathroom with a custom standing shower complete the lower level. Additional features include central air conditioning, new carpet and fresh paint upstairs, and excellent overall maintenance. The home is ideally located close to schools, shopping, commercial amenities, parks, and other everyday conveniences. A fantastic opportunity for families looking for a spacious, move-in-ready home in Evanston. Call your favourite REALTOR® today to

book your private showing!