



GRASSROOTS
REALTY GROUP

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100 Evansbrooke Landing NW
Calgary, Alberta

MLS # A2349696



\$639,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air, Natural Gas	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:	Bathroom Rough-in, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully located two-storey home, tucked away on a quiet street in the desirable community of Evanston. Offering exceptional value and a highly functional layout, this home features a double attached garage and plenty of space for comfortable family living. Situated on a corner walkout lot that sides onto open space and walking paths. The main floor showcases a bright, modern open-concept design with a spacious great room featuring a cozy fireplace, brand new LVP flooring throughout and a well-appointed kitchen with ample cabinet and counter space, and a dedicated dining area. A convenient two-piece bathroom and main-floor laundry complete the level. Upstairs, the spacious primary bedroom offers a relaxing retreat with a four-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a full four-piece bathroom provide plenty of room for family or guests. The unfinished walk-out basement offers excellent potential, with roughed-in plumbing already in place and endless possibilities to create additional living space, a home office, recreation room, or whatever best suits your needs. Brand new furnace and 2 Brand new hot water tanks! Close to shopping, schools and other amenities! A fantastic opportunity in a great community—come see all this home has to offer today!