



GRASSROOTS
REALTY GROUP

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75 Evansdale Way NW
Calgary, Alberta

MLS # A2350396



\$619,900

Division:	Evanston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Over 2,000 sq. ft. of total developed living space, including approximately 1,057 sq. ft. on the main floor and 977 sq. ft. in the basement, **plus both side and back decks for additional outdoor living space.** Welcome to this beautifully maintained and updated 5-bedroom bi-level on a desirable corner lot in Evanston NW. Situated on a generous 4,746.88 sq. ft. lot, this home features a massive side yard, spacious backyard and RV parking. The side deck is a special bonus of this corner-lot property, offering additional outdoor space to relax and entertain. Built in 2008, this move-in-ready home offers plenty of room for a growing family. The main floor features a bright living room, dining area, functional kitchen, 3 bedrooms and a 4-piece bathroom. The basement offers a large recreation room, 2 additional bedrooms, a 4-piece bathroom, laundry and ample storage. Recent updates include new siding and roof. Another great benefit of this corner lot is **no sidewalk along the side of the property, meaning less snow shovelling and exterior maintenance**. Conveniently located close to schools, shopping, parks and major routes, with easy access to Stoney Trail.