



GRASSROOTS
REALTY GROUP

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52 Evansborough Green NW
Calgary, Alberta

MLS # A2352602

\$720,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Pool Table and shed.

OPEN HOUSE SATURDAY FROM 1 - 3PM. This floorplan by Homes by Avi was designed for entertaining and everyday comfort. This 4-bedroom, 3.5-bathroom home in Evanston offers impressive spaces to gather and inviting places to unwind. The chef's dream kitchen takes centre stage with a built-in oven, ready for everything from family favourites to dinner with friends. In the main living room, soaring 17-foot ceilings create a dramatic backdrop, while the fireplace makes it easy to settle in and relax. Upstairs, the massive bonus room offers plenty of space for movie nights, games or a quiet evening, while the primary bedroom's spa-like ensuite provides a relaxing escape. The fully finished basement brings another level of entertainment: pour a favourite beverage at the wet bar, enjoy a game of pool or catch up with friends and family in the comfortable living area. A fourth bedroom and bathroom complete this level, giving guests or family members added privacy. Whether you're hosting a crowd or enjoying a peaceful night in, this NW Calgary home has a space for every occasion.