

1059 Evanston Drive NW
Calgary, Alberta

MLS # A2202234



\$719,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters		

Inclusions: Hot tub (as is), Shed (as is)

FULLY DEVELOPED, 4 BEDS ,3.5 BATH HOME LOCATED ACROSS FROM A PARK, AND CENTRAL AC! Welcome to this well-maintained home in the desirable community of Evanston. As you enter this bright and open home you will be greeted with modern finishing and a functional open concept layout. The main floor features a large kitchen fitted with thick stone countertops, plenty of cabinets, and accented with a newer stainless steel appliance package. There is also a plenty of counter space with a center island that is perfect for entertaining and overlooks the dedicated dinning area and family room that features custom built ins and a focal point fireplace. The dinning space provides direct access to the fully landscaped yard that is perfect for evening BBQ's and late night relaxation complete with a hot tub…plus no neighbors directly behind you! A walkthrough pantry, mud room, and half bath complete this level. Head upstairs and you will find 3 good sized bedrooms including the primary oasis featuring a full ensuite and walk in closet. There is another full bath on this level, plus a bonus room with large sunny south facing windows and views overlooking the park. The fully developed basement has a 4th bedroom, another full bath, media room, gym/games area, and plenty of room for storage. Double attached garage, new roof, new siding, numerous builder upgrades, close to schools, amenities, transit, and major roadways. Plus so much more!