

315 Evanston Way NW
Calgary, Alberta

MLS # A2203157



\$649,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shelving in basement, Front entrance bench, Living room TV mount

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home in the highly desirable community of Evanston! With a double-car garage and an array of nearby amenities, including dog parks, multiple schools, shopping, walking paths, playgrounds, and parks this is the perfect place to call home. Plus, you'll enjoy easy access to Stoney Trail and Deerfoot Trail, making commuting a breeze! Step inside and be greeted by a bright, open-concept floor plan with gorgeous hardwood flooring that flows seamlessly throughout the main level. The spacious living room is warm and inviting, complete with a cozy gas fireplace, perfect for those chilly evenings. From there, make your way into the stunning kitchen, a true showpiece featuring a huge island, a large window over the sink that floods the space with natural light, a generously sized pantry, and beautiful, modern finishes throughout. Whether you're hosting dinner parties or enjoying a quiet morning coffee, this kitchen is designed to impress! Upstairs, you'll find a serene primary suite, complete with a walk-in closet and a spa-like ensuite boasting a large soaking tub and a separate glass-enclosed shower, the perfect retreat after a long day. Down the hall, you'll discover a conveniently located laundry closet (no more hauling clothes up and down the stairs!) and two additional spacious bedrooms, perfect for family, guests, or even a home office. The undeveloped basement is a fantastic opportunity to create the space of your dreams, whether it's a home gym, entertainment area, rec room, or additional living space. Plus, a 3-piece bathroom rough-in is already in place, making future development a breeze! Step outside and enjoy your private backyard oasis, complete with a beautiful deck, perfect for BBQs, summer gatherings, or simply unwinding after a long day. With ample space and a quiet, family-friendly

atmosphere, this backyard is an entertainer's dream! This home truly has it all style, space, and an unbeatable location in Evanston. Don't miss your chance to make it yours! Schedule your private showing today and fall in love with this incredible home!