

**324 Evansborough Way NW
Calgary, Alberta**

MLS # A2165104



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: NEST thermostat, alarm system hardware. Also please see Addendum in supplements for list of additional items included

Steps to the ridge overlooking the West Nose Creek reserve is where you'll find this beautifully upgraded two storey walkout in the popular Symons Valley community of Evanston. Offering 3 levels of air-conditioned living space, this fully finished 5 bedroom home enjoys rich hardwood floors & granite counters, open concept maple kitchen with stainless steel appliances, fantastic South-facing bonus room & dynamite walkout level rec room with covered backyard patio. Built by Genesis Homes, you'll just love the spacious & airy feel of the main floor with its 9ft ceilings & expanse of windows, great room with toasty gas fireplace, dining room with big picture windows & great-sized kitchen with large island & walk-in pantry, granite counters & Whirlpool appliances. Total of 4 bedrooms up including the owners' suite with walk-in closet & soaker tub ensuite with granite-topped double vanities & separate shower. Away from the bedrooms is the wonderful bonus room with big South-facing windows...the perfect spot for your media room or the hang out with the family. The walkout level - with 9ft ceilings, is finished with a 5th bedroom, bathroom with heated floors & games/rec room with access onto the covered deck & fenced backyard. Main floor also features your dedicated home office with French doors, elegant guest powder room & laundry. A park with playground is a few short blocks away & Our Lady of Grace is minutes from your front door. Only a short drive to shopping at Evanston Towne Centre, Creekside & Beacon Hill, & easy access to Beddington Trail to take you to Stoney & Deerfoot Trails & anywhere you want to go!