

133 Evanston Hill NW
Calgary, Alberta

MLS # A2175836

\$599,900



Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,482 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Alarm System

Welcome to your dream home! This beautifully designed 2-story home offers the perfect blend of modern style, comfort, and functionality. Bursting with curb appeal, you will fall in love the moment you pull up and see the charming front veranda. Stepping inside you will discover an open-concept main floor that seamlessly connects the spacious living and dining areas, ideal for entertaining or family gatherings. The low maintenance flooring throughout the main level is both elegant and practical, perfect for today's busy lifestyle. The stylish kitchen is a chef's delight, featuring dark cabinetry, quartz countertops, subway-style backsplash, and top-of-the-line stainless steel appliances. Upstairs, you'll find a large master suite that boasts a generous walk-in closet and a luxurious ensuite bathroom, complete with dual sinks and an oversized shower outfitted with quartz countertops. Two additional well-appointed bedrooms, a main bath, and convenient laundry facilities complete the upper level. Step outside to your expansive west-facing backyard, where you can unwind on the large maintenance free deck in your private space—an ideal place for outdoor entertaining or relaxing in the sunshine while the kids play. No more scraping car windows with a double detached garage with high ceilings. Evanston offers a variety of great amenities, restaurants, schools, parks and playgrounds and easy access to major routes. All of this makes this the perfect place to call home.