



## 324 Evansborough Way Calgary Alberta

\$769,900

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, with brand new roof, siding and eaves. 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! (id:6769)

4pc Bathroom Measurements not available

Recreational, Games room 23.83 Ft x 21.75 Ft

Bedroom 14.92 Ft x 10.83 Ft

2pc Bathroom Measurements not available

Great room 15.75 Ft x 13.08 Ft

Dining room 11.92 Ft x 7.42 Ft

Kitchen 14.42 Ft x 11.92 Ft

Den 10.83 Ft x 10.50 Ft

Laundry room 9.25 Ft x 6.33 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 16.50 Ft x 12.00 Ft

Bedroom 10.33 Ft x 9.42 Ft

Bedroom 10.25 Ft x 9.67 Ft

Bedroom 10.25 Ft x 9.58 Ft

Bonus Room 17.83 Ft x 17.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.camsterns.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)