



## 374 Evanston Way Calgary Alberta

\$689,567

Welcome to this charming home built by Jayman in the highly sought-after community of EVANSTON, known for its family-friendly environment with three schools and nearby shopping complexes. Enjoy the convenience of a 3-minute walk to a Catholic school, a 1-minute walk to the bus stop and playground, and a 10-minute walk to Tim Hortons, FreshCo, and No Frills. This well-maintained home offers over 2000 sqft of living space on a CONVENTIONAL, east-facing lot. The main and upper floors feature luxury vinyl plank (LVP) flooring throughout. The GOURMET KITCHEN stands out with a large eat-up island, quartz countertops, upgraded stainless steel appliances, and a wall-mounted oven and microwave. Relax in the spacious living room with a GAS FIREPLACE, perfect for cozy evenings. Upstairs, the king-sized master suite features a walk-in closet and a private ensuite with a SOAKER TUB and a separate shower. Two additional bedrooms, a 4-piece bathroom, and a laundry room with built-in storage complete the upper level. The property includes a FULLY DEVELOPED BASEMENT with a bedroom, a rec room, and a KITCHEN, offering flexibility with the potential for conversion to a LEGAL SUITE. The basement has a 9' foundation and laundry rough-ins. Additional highlights include an OVERSIZED double detached garage measuring 21'3" x 23'2", an OVERSIZED deck, and ample roadside parking for guests. Recent renovations include NEW flooring, blinds, paint, lighting, and a freshly landscaped front lawn, all completed within the last six months. Additionally, the siding on two sides and the roof will be replaced at the earliest. This move-in-ready home is available for QUICK POSSESSION—a rare opportunity to join the vibrant EVANSTON community! (id:6769)

4pc Bathroom 6.08 Ft x 9.25 Ft

4pc Bathroom 8.83 Ft x 9.83 Ft

Bedroom 10.08 Ft x 11.83 Ft

Bedroom 10.42 Ft x 11.83 Ft

Primary Bedroom 13.58 Ft x 17.00 Ft

3pc Bathroom 4.67 Ft x 6.75 Ft

Bedroom 10.33 Ft x 11.50 Ft

Kitchen 7.25 Ft x 9.08 Ft

Recreational, Games room 12.17 Ft x 16.17 Ft

Furnace 8.83 Ft x 11.50 Ft

2pc Bathroom 6.42 Ft x 4.83 Ft

Dining room 13.00 Ft x 8.17 Ft

Kitchen 14.00 Ft x 12.33 Ft

Living room 13.83 Ft x 16.33 Ft

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

Listing Presented By:



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**Mirror**

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