



314 Evanston Drive Calgary Alberta

\$878,000

This stunning property boasts a total developed living area of 3,247 sq. ft., offering an impressive blend of contemporary upgrades and timeless elegance. From the moment you step inside, you'll be greeted by brand-new finishes throughout, including fresh paint, stylish flooring, and beautifully upgraded bathrooms. High ceilings, subtle LED lighting, and an open, airy design create an inviting atmosphere, ensuring comfort and sophistication at every turn. The main level features a gourmet kitchen that is a chef's dream—completely renovated with top-of-the-line appliances, sleek countertops, and ample cabinet space. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or entertaining. A versatile flex room offers endless possibilities, while the grand living room is centered around a cozy gas fireplace, perfect for those colder evenings. Upstairs, the open bonus room will surely impress, featuring vaulted ceilings, three skylights that flood the space with natural light, and a private balcony where you can take in the surrounding views. The home includes three spacious bedrooms, each thoughtfully designed for comfort and tranquility, as well as two fully renovated bathrooms. The laundry room is equipped with a fresh linen closet, making daily chores a breeze. The expansive master suite is a true retreat, featuring a generous walk-in closet and a luxurious 5-piece ensuite bathroom complete with a relaxing Jacuzzi tub—ideal for unwinding after a long day. The fully developed basement with a soundproof roof offers additional living space with a 2-bedroom suite featuring a modern kitchen with brand new appliances, a full bathroom, and its own private entrance—perfect for guests, in-laws, or potential rental income. Located in a desirable neighborhood, this home is surrounded by convenient amenities, including a FreshCo shopping center, ...

Kitchen 13.58 Ft x 11.17 Ft
Living room 12.33 Ft x 12.42 Ft
Bedroom 13.17 Ft x 11.75 Ft
Bedroom 10.08 Ft x 10.00 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Furnace 12.83 Ft x 10.83 Ft

Kitchen 13.42 Ft x 13.00 Ft
Pantry 3.67 Ft x 3.67 Ft
Other 5.25 Ft x 4.92 Ft
Other 11.42 Ft x 13.67 Ft
Living room 13.42 Ft x 15.33 Ft
Bonus Room 19.00 Ft x 13.50 Ft
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Listing Presented By:



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Laundry room 5.08 Ft x 3.17 Ft
Other 9.50 Ft x 7.58 Ft
2pc Bathroom 4.92 Ft x 4.83 Ft
Dining room 12.00 Ft x 11.08 Ft

Other 19.17 Ft x 5.75 Ft
Laundry room 8.33 Ft x 5.75 Ft
4pc Bathroom 8.25 Ft x 5.00 Ft