



## 409 Evanston View Calgary Alberta

\$619,900

Welcome to 409 Evanston View! This immaculate 1,600 sf, 4 bedroom, 3.5 bathroom, two-storey home is nestled in the highly sought-after NW Calgary community of Evanston. From the moment you pull up, you'll be impressed by the curb appeal, highlighted by an oversized veranda that spans the front of the home. As you enter, you'll find an open-concept main floor featuring a spacious great room with a three-sided fireplace and a built-in wine cabinet. The renovated white kitchen boasts plentiful cabinetry, a large island, a corner pantry, stainless steel appliances, and new quartz countertops. Completing the main floor is a convenient 2-piece powder room. Upstairs, the expansive master bedroom includes an updated en-suite with a jetted tub, skylight, and a large walk-in closet. There's also a shared 4-piece en-suite (Jack & Jill) between the generously sized second and third bedrooms. You'll appreciate the brand-new luxury vinyl plank flooring throughout the upper level. The fully finished basement features 9-foot ceilings, brand-new carpet, a large family room with recessed lighting, and is wired for sound with built-in speakers. There's also a good-sized fourth bedroom, a 3-piece bathroom, and ample storage. In the mechanical room, you'll find two large hot water tanks and a high-efficiency furnace (installed in 2018). The massive backyard is landscaped, fenced, and includes a new storage shed, a patio, and a gas BBQ line. Recent updates include a new roof (2023), air conditioning (2024), a new front storm door, sliding patio door, bathroom vanity, pedestal sink, and more. Conveniently located near parks, playgrounds, schools, and other amenities, this home is a true gem that shows 10/10. Don't miss out! (id:6769)

3pc Bathroom 35.67 Ft x 5.75 Ft  
Bedroom 9.00 Ft x 10.00 Ft  
Family room 26.33 Ft x 11.83 Ft  
Kitchen 9.75 Ft x 13.17 Ft  
Living room 15.17 Ft x 19.42 Ft  
Other 10.83 Ft x 4.17 Ft  
2pc Bathroom 6.08 Ft x 2.92 Ft

Dining room 9.17 Ft x 15.58 Ft  
Primary Bedroom 11.00 Ft x 16.08 Ft  
Bedroom 9.08 Ft x 11.25 Ft  
4pc Bathroom 7.67 Ft x 9.67 Ft  
Bedroom 11.33 Ft x 10.92 Ft  
4pc Bathroom 4.92 Ft x 10.00 Ft

Listing Presented By:



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