



## 611 Evanston Drive Calgary Alberta

\$735,000

Nestled in the sought-after community of Evanston, this spacious corner-lot home offers the perfect blend of comfort and functionality for a growing family. Featuring four bedrooms, three and a half bathrooms, a versatile bonus room, and a fully finished basement, there is ample room for everyone. Rich mocha-toned hardwood floors span the main level, where the open-concept layout seamlessly connects the living room and newly renovated kitchen—ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bathroom. The primary suite includes a walk-in closet and a private 4-piece ensuite complete with a stand-up shower and a relaxing corner soaker tub. The upper-level bonus room is perfect for family movie nights or a cozy retreat. The fully developed basement offers an illegal suite w/ a bedroom and another 4-piece bathroom, with a separate entrance from the backyard making it an excellent option for MIL suite or income generating potential. Conveniently located close to scenic pathways, playgrounds, top-rated schools, and a wide range of shopping amenities, this home truly has it all (id:6769)

Living room 4.11 M x 3.94 M  
3pc Bathroom 2.06 M x 2.24 M  
Furnace 3.20 M x 3.05 M  
Bedroom 3.23 M x 3.00 M  
Kitchen 5.92 M x 3.18 M  
Living room 5.64 M x 3.33 M  
2pc Bathroom 1.45 M x 1.27 M

Laundry room 2.34 M x 1.73 M  
Primary Bedroom 3.86 M x 3.45 M  
4pc Bathroom 4.04 M x 2.51 M  
3pc Bathroom 2.39 M x 1.47 M  
Bedroom 2.18 M x 3.61 M  
Bedroom 3.18 M x 3.63 M  
Bonus Room 5.77 M x 4.09 M

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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