



## 617 Evanston Manor Calgary Alberta

\$484,000

Welcome to this beautiful townhome in the sought-after Evanston community! Offering over 1,870 sqft of elegant living space, this home features 3 generous bedrooms, top-quality finishes, and a host of modern conveniences, including an double attached garage. The charming curb appeal and inviting front porch set the stage for what's inside. Step into the open-concept main level, where natural light floods the space, highlighting the luxury wide-plank flooring and soothing neutral tones. The expansive living and dining areas are perfect for gatherings, offering ample room for entertaining. At the back of the main level, the stylish kitchen is a chef's delight, featuring rich dark cabinetry with crown moldings and silver hardware, a multi-gray tile backsplash, and granite countertops with a breakfast bar island. High-end appliances include a fridge with a bottom freezer, OTR microwave, built-in dishwasher, and electric stove. The kitchen seamlessly flows to the rear patio/balcony, ideal for enjoying indoor/outdoor living. Completing the main level are additional storage options and a convenient 2-piece guest bathroom. Upstairs, you'll find three spacious bedrooms with plush carpet flooring, including a master suite with vaulted ceilings and a 3-piece ensuite bathroom. There's also a shared 4-piece bathroom with a tub/shower combo. The basement houses a stacked washer/dryer and a large family room, adding extra space for relaxation or activities. Located in a vibrant neighbourhood with excellent schools and shopping amenities (just 2 minutes to the plaza with No Frills, gas stations, and restaurants), and only a short 25-minute drive to downtown Calgary, this home offers both comfort and convenience. Schedule your visit today--this opportunity won't last long! (id:6769)

Laundry room 3.00 Ft x 6.67 Ft  
 Family room 13.42 Ft x 8.42 Ft  
 Furnace 6.42 Ft x 3.00 Ft  
 Pantry 3.08 Ft x 5.33 Ft  
 Kitchen 11.17 Ft x 13.25 Ft  
 Dining room 13.00 Ft x 11.17 Ft  
 Living room 10.00 Ft x 12.67 Ft

Other 4.42 Ft x 7.25 Ft  
 2pc Bathroom 5.08 Ft x 4.92 Ft  
 Bedroom 8.17 Ft x 9.08 Ft  
 Bedroom 8.58 Ft x 10.67 Ft  
 4pc Bathroom 9.75 Ft x 4.92 Ft  
 Primary Bedroom 10.92 Ft x 14.00 Ft  
 3pc Bathroom 5.83 Ft x 9.50 Ft

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