



## 314 Evanston Drive Calgary Alberta

\$799,900

OPEN HOUSE SUNDAY 14 SEPTEMBER BETWEEN {11-3PM}. Welcome to this exquisite residence offering over 3,200 sq. ft. of beautifully developed living space, where modern luxury meets timeless sophistication. From the moment you step inside, you'll be captivated by the home's meticulous upgrades—featuring fresh designer paint, elegant new flooring, and fully renovated bathrooms. The open-concept layout is enhanced by soaring ceilings, sleek LED lighting, and an abundance of natural light, creating a warm and inviting ambiance throughout. At the heart of the main level is a chef-inspired gourmet kitchen, thoughtfully redesigned with top-tier appliances, contemporary countertops, and generous cabinetry—perfect for everyday living and entertaining alike. Just off the kitchen, a stylish dining area provides the ideal backdrop for family dinners or gatherings, while the grand living room centers around a cozy gas fireplace, making it the perfect place to relax on cooler evenings. A versatile flex room adds functionality to suit your lifestyle needs. Upstairs, you'll find an expansive bonus room featuring vaulted ceilings, three skylights, and a private balcony—an impressive and sunlit retreat. The home boasts three spacious bedrooms, each designed with comfort in mind, and two fully upgraded bathrooms. The convenient laundry room includes a new linen closet, adding both style and practicality. The luxurious primary suite is a true sanctuary, complete with a large walk-in closet and a stunning 5-piece ensuite featuring a rejuvenating Jacuzzi tub—ideal for unwinding after a long day. The fully developed basement offers even more living space, featuring a soundproofed ceiling and a stylish 2-bedroom illegal suite with its own private entrance. This self-contained suite includes a modern kitchen with brand-new appliances, a full bathroom, and separate access—perfect for exte...

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 22.83 Ft x 10.83 Ft

Dining room 12.00 Ft x 11.08 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

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Listing Presented By:



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Laundry room 5.08 Ft x 3.17 Ft

Other 3.75 Ft x 4.92 Ft

Other 9.50 Ft x 7.58 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Bonus Room 19.00 Ft x 13.50 Ft

Other 19.17 Ft x 5.75 Ft

Laundry room 8.33 Ft x 5.75 Ft