



## 315 Evanston Way Calgary Alberta

\$649,999

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home in the highly desirable community of Evanston! With a double-car garage and an array of nearby amenities, including dog parks, multiple schools, shopping, walking paths, playgrounds, and parks this is the perfect place to call home. Plus, you'll enjoy easy access to Stoney Trail and Deerfoot Trail, making commuting a breeze! Step inside and be greeted by a bright, open-concept floor plan with gorgeous hardwood flooring that flows seamlessly throughout the main level. The spacious living room is warm and inviting, complete with a cozy gas fireplace, perfect for those chilly evenings. From there, make your way into the stunning kitchen, a true showpiece featuring a huge island, a large window over the sink that floods the space with natural light, a generously sized pantry, and beautiful, modern finishes throughout. Whether you're hosting dinner parties or enjoying a quiet morning coffee, this kitchen is designed to impress! Upstairs, you'll find a serene primary suite, complete with a walk-in closet and a spa-like ensuite boasting a large soaking tub and a separate glass-enclosed shower, the perfect retreat after a long day. Down the hall, you'll discover a conveniently located laundry closet (no more hauling clothes up and down the stairs!) and two additional spacious bedrooms, perfect for family, guests, or even a home office. The undeveloped basement is a fantastic opportunity to create the space of your dreams, whether it's a home gym, entertainment area, rec room, or additional living space. Plus, a 3-piece bathroom rough-in is already in place, making future development a breeze! Step outside and enjoy your private backyard oasis, complete with a beautiful deck, perfect for BBQs, summer gatherings, or simply unwinding after a long day. With ample space and a quiet, family-friendly atmosphere...

4pc Bathroom 6.17 Ft x 9.25 Ft

4pc Bathroom 9.00 Ft x 9.83 Ft

Bedroom 10.08 Ft x 11.92 Ft

Bedroom 10.42 Ft x 11.92 Ft

Primary Bedroom 13.58 Ft x 17.00 Ft

2pc Bathroom 6.58 Ft x 5.00 Ft

Dining room 12.92 Ft x 7.42 Ft

Kitchen 14.08 Ft x 12.08 Ft

Living room 18.67 Ft x 16.33 Ft

Listing Presented By:



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