



322 Evanston Way Calgary Alberta

\$780,000

****Open House September 13, 1-4pm**** Welcome to this former Sterling Show Home, a beautifully upgraded 4-bedroom, 3.5-bathroom residence in the heart of family-friendly Evanston. With nearly 2,800 sq ft of thoughtfully designed living space, this home offers the perfect blend of style, comfort, and functionality. The executive kitchen is a true centerpiece, boasting stainless steel appliances, built-in oven and microwave, quartz countertops, and a custom walk-in pantry. The open-concept main floor is perfect for entertaining, complete with built-in speakers and central A/C. Fresh paint and quartz surfaces in all bathrooms elevate the home's modern appeal. Upstairs, retreat to a spacious primary bedroom with a luxurious ensuite and a custom walk-in closet. The southeast-facing front yard is beautifully landscaped, while the private northwest-facing backyard features new siding and windows, with all soft metal work to be completed soon. The fully finished basement adds incredible versatility, featuring a large flex space, a fourth bedroom, and a full bathroom—ideal for guests, a home gym, or media room. Additional highlights include a double front garage, brand-new roof, brand-new composite back deck, new curtains, back alley for added privacy, and proximity to three schools (plus a future grade 5-9 school), off-leash parks, major roadways, every amenity, and more. Move-in ready and rich with upgrades, this exceptional home is your opportunity to own a true gem in Evanston. (id:6769)

Living room 21.00 Ft x 11.33 Ft

Bedroom 12.17 Ft x 10.83 Ft

3pc Bathroom 8.00 Ft x 7.17 Ft

Kitchen 12.75 Ft x 10.92 Ft

Pantry 6.42 Ft x 4.92 Ft

Dining room 11.42 Ft x 10.92 Ft

Living room 14.00 Ft x 11.83 Ft

Other 6.33 Ft x 5.08 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Den 9.00 Ft x 7.33 Ft

Bonus Room 18.92 Ft x 12.92 Ft

Laundry room 9.50 Ft x 5.25 Ft

Primary Bedroom 13.67 Ft x 12.17 Ft

Bedroom 10.92 Ft x 10.92 Ft

Bedroom 11.00 Ft x 10.92 Ft

Other 10.92 Ft x 5.08 Ft

5pc Bathroom 10.92 Ft x 9.92 Ft

5pc Bathroom 8.83 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.repcalgaryhomes.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca