



631 Evanston Drive Calgary Alberta

\$995,500

WEST BACKYARD | FULLY DEVELOPED WALKOUT | BASEMENT KITCHEN | HIGH-END FINISHING | MULTI-GENERATIONAL LIVING | Welcome to 631 Evanston Drive NW, offering over 3,700 sq/ft of thoughtfully designed living space across three levels, including a fully developed walkout basement with an illegal suite. As you step inside, you're immediately welcomed by natural light streaming through the west-facing rear windows and an open-concept layout ideal for families and those who like to entertain. The main level was designed for convenience and functionality, featuring a spacious mudroom, built-in cubbies, a dedicated home office/den overlooking the yard, and a sunny west-facing deck perfect for summer evenings. The kitchen is a chef's dream, complete with stainless steel appliances, custom tile backsplash, gleaming quartz countertops, a large island with seating for four, and a large walkthrough pantry that connects directly to the garage--making unloading groceries a breeze. The open dining and living area centres around a beautiful gas fireplace with ample space for larger furniture and a full-size dining table, and flows seamlessly to the deck. Also on this level is a 2-piece powder room, generous foyer space, and access to the double attached garage. Upstairs, you'll find a huge bonus room above the garage perfect as a second living area or kids' play space, plus two large bedrooms connected by a Jack and Jill bathroom, a spacious laundry room, and the impressive primary suite with high ceilings, walk-in closet, and a luxurious 5-piece ensuite including dual vanities, separate shower, and soaker tub. The walkout basement is fully finished and features a 2-bedroom illegal suite with a separate entrance, full kitchen, and private laundry, providing an excellent rental opportunity or a great place to house the in-laws. The west-facing backyard is fully landscaped with a large l...

2pc Bathroom Measurements not available

Office 6.17 Ft x 11.92 Ft

Foyer 11.00 Ft x 10.33 Ft

Dining room 14.08 Ft x 9.08 Ft

Kitchen 13.75 Ft x 9.25 Ft

Living room 18.50 Ft x 13.33 Ft

Other 7.33 Ft x 9.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bonus Room 19.00 Ft x 12.75 Ft

Laundry room 5.33 Ft x 9.92 Ft

Primary Bedroom 15.08 Ft x 13.67 Ft

Bedroom 13.58 Ft x 11.50 Ft

3pc Bathroom Measurements not available

Bedroom 14.00 Ft x 9.25 Ft

Bedroom 14.00 Ft x 10.58 Ft

Kitchen 5.83 Ft x 14.50 Ft

Living room/Dining room 18.00 Ft x 13.17 Ft

Listing Presented By:



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