



## 1186 Evanston Drive Calgary Alberta

\$579,900

This beautiful 4-bedroom attached home, built by Trico Homes, is located in the sought-after, family-friendly community of Evanston. Just steps away from green space and future schools, this home offers exceptional value and is perfect for a growing family. The two-storey layout features a bright and spacious main floor with 9ft ceilings, a combination of hardwood, tile, and carpet flooring, and a functional open-concept design. The kitchen boasts quartz countertops, stainless steel appliances, 42" upper cabinets with crown moulding, and a breakfast nook that opens to a finished exterior covered deck—ideal for entertaining. A large family room with a stunning oversized window and a cozy great room complete the main level. Upstairs, you'll find the master bedroom with a walk-in closet and a 4-piece ensuite, along with two additional generously sized bedrooms, a 5-piece main bathroom, and the convenience of upper-floor laundry. The fully developed basement adds even more living space with a large entertaining area/family room, a wet bar, a fourth bedroom with a fabulous walk-in closet, and a lovely bathroom. The sun-filled south-facing backyard offers a spacious deck with a durable aluminum patio cover and a double parking pad. Recent upgrades include brand new carpet and freshly painted whole house. This home is conveniently located near schools, transit, and shopping, and offers great access to Stoney Trail. Don't miss your chance to own in this vibrant community—book your private showing today! (id:6769)

4pc Bathroom Measurements not available

Bedroom 12.92 Ft x 12.33 Ft

Recreational, Games room 18.25 Ft x 13.83 Ft

2pc Bathroom Measurements not available

Dining room 8.67 Ft x 7.08 Ft

Family room 13.08 Ft x 12.25 Ft

Foyer 10.08 Ft x 4.92 Ft

Kitchen 15.08 Ft x 11.92 Ft

Living room 14.08 Ft x 11.67 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 12.25 Ft x 16.50 Ft

Bedroom 10.08 Ft x 9.83 Ft

Bedroom 13.17 Ft x 10.17 Ft

Laundry room 4.25 Ft x 3.83 Ft

Listing Presented By:



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