

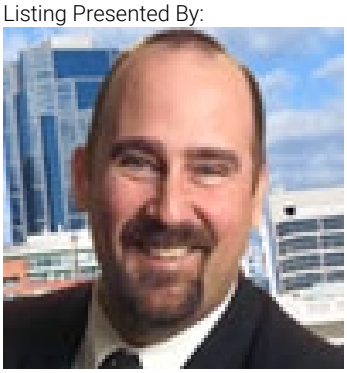
304 Evanston View Calgary Alberta

$715,000

Welcome to this beautifully maintained two-storey home in the desirable community of Evanston, offering over 3,500 sq. ft. of fully developed living space across three levels. With a double attached front garage, back-alley access, and a generously sized backyard, this home offers an ideal combination of space, functionality, and comfort for a growing family.The main floor features a welcoming den/bedroom, spacious mudroom, laundry room, formal dining area, and an open-concept living space. The living room showcases a cozy gas fireplace, while the well-appointed maple kitchen offers granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast nook. Beautiful hardwood flooring throughout the main floor adds warmth and elegance. Step outside onto the good-sized deck, perfect for outdoor entertaining and summer gatherings.Upstairs, you'll find an impressive oversized bonus room, two generously sized secondary bedrooms, a full main bathroom, and a spacious primary retreat. The primary bedroom features a walk-in closet and luxurious 5-piece ensuite complete with a soaker tub and separate standing shower.The fully developed basement provides exceptional additional living space, featuring a large recreation room with a wet bar, second fireplace, and rough-in for a 7.1 surround sound system, making it perfect for movie nights and family entertainment. A spacious fourth bedroom and full bathroom with a custom standing shower complete the lower level.Additional features include central air conditioning, new carpet and fresh paint upstairs, and excellent overall maintenance. The home is ideally located close to schools, shopping, commercial amenities, parks, and other everyday conveniences.A fantastic opportunity for families looking for a spacious, move-in-ready home in Evanston. Call your favourite REALTOR(R) today to book your private showin...

4pc Bathroom 10.17 Ft x 10.00 Ft
Bedroom 11.00 Ft x 18.08 Ft
Recreational, Games room 27.83 Ft x 13.83 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Bedroom 9.83 Ft x 9.75 Ft
Dining room 11.50 Ft x 11.33 Ft
Laundry room 5.50 Ft x 8.83 Ft
Living room 14.00 Ft x 15.25 Ft
4pc Bathroom 7.50 Ft x 9.67 Ft
5pc Bathroom 14.67 Ft x 12.17 Ft
Bedroom 11.33 Ft x 11.17 Ft
Bedroom 9.83 Ft x 14.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Breakfast 15.00 Ft x 10.92 Ft

Foyer 9.92 Ft x 9.25 Ft

Kitchen 15.25 Ft x 8.00 Ft

Family room 20.92 Ft x 14.67 Ft

Primary Bedroom 15.25 Ft x 15.42 Ft