



## 314 Evanston Drive Calgary Alberta

\$799,900

Welcome to this exquisite residence offering over 3,200 sq. ft. of beautifully developed living space, where modern luxury meets timeless sophistication. From the moment you step inside, you'll be captivated by the home's meticulous upgrades--featuring fresh designer paint, elegant new flooring, and fully renovated bathrooms. The open-concept layout is enhanced by soaring ceilings, sleek LED lighting, and an abundance of natural light, creating a warm and inviting ambiance throughout. At the heart of the main level is a chef-inspired gourmet kitchen, thoughtfully redesigned with top-tier appliances, contemporary countertops, and generous cabinetry--perfect for everyday living and entertaining alike. Just off the kitchen, a stylish dining area provides the ideal backdrop for family dinners or gatherings, while the grand living room centers around a cozy gas fireplace, making it the perfect place to relax on cooler evenings. A versatile flex room adds functionality to suit your lifestyle needs. Upstairs, you'll find an expansive bonus room featuring vaulted ceilings, three skylights, and a private balcony--an impressive and sunlit retreat. The home boasts three spacious bedrooms, each designed with comfort in mind, and two fully upgraded bathrooms. The convenient laundry room includes a new linen closet, adding both style and practicality. The luxurious primary suite is a true sanctuary, complete with a large walk-in closet and a stunning 5-piece ensuite featuring a rejuvenating Jacuzzi tub--ideal for unwinding after a long day. The fully developed basement offers even more living space, featuring a soundproofed ceiling and a stylish 2-bedroom Legal suite with its own private entrance. This self-contained suite includes a modern kitchen with brand-new appliances, a full bathroom, and separate access--perfect for extended family, guests, or rental income. Located in a...

Bedroom 10.08 Ft x 10.00 Ft

Bedroom 13.25 Ft x 11.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Kitchen 12.33 Ft x 11.17 Ft

Recreational, Games room 13.58 Ft x 12.42 Ft

Storage 8.42 Ft x 10.67 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Foyer 7.58 Ft x 10.25 Ft

Primary Bedroom 13.42 Ft x 15.33 Ft

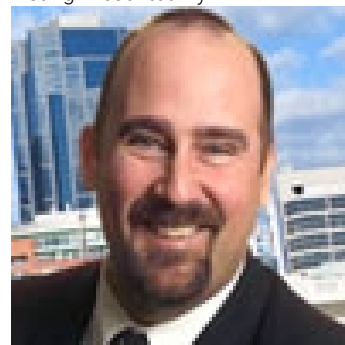
Bedroom 13.67 Ft x 9.50 Ft

Bedroom 15.58 Ft x 9.50 Ft

Bonus Room 27.00 Ft x 13.50 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room	15.25 Ft x 11.17 Ft	5pc Bathroom	13.25 Ft x 12.25 Ft
Family room	13.42 Ft x 15.58 Ft	4pc Bathroom	8.33 Ft x 5.00 Ft
Kitchen	13.58 Ft x 15.75 Ft	Laundry room	8.42 Ft x 5.83 Ft
Dining room	13.58 Ft x 9.17 Ft		