



## 63 Evanston Rise Calgary Alberta

\$699,999

Open House Oct 12, 1-3pm. First time home buyer and investors alert! Welcome to this Gem House in Evanston! Open layout floor plan with Granite Kitchen Island and a wonderful sized dining room for young family. West facing Living room with fireplace bring you warm and cozy feeling inside. Upstairs there is one west facing primary bedroom in where you could soak in the sunshine after work, 4 pcs ensuite bathroom and walk-in closet and upper floor laundry room will comfort your life. Two more bedrooms on upper floor which is ideal to fulfill your family size growing in the future. Also you will find a large bonus room for enjoying your precious family time on second floor. Not done yet! Walk out basement is downstairs and it will be the potential value on your property, a secondary suite would be subject to approval and permitting by the city/municipality. (id:6769)

4pc Bathroom 4.92 Ft x 8.75 Ft

Bedroom 9.00 Ft x 9.92 Ft

Primary Bedroom 10.92 Ft x 14.58 Ft

3pc Bathroom 5.17 Ft x 10.00 Ft

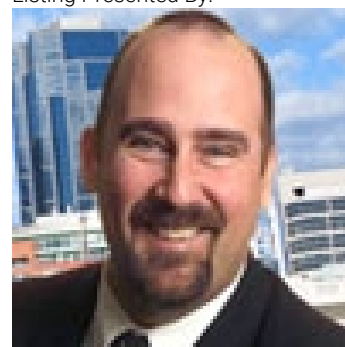
Bonus Room 18.00 Ft x 12.42 Ft

Bedroom 8.67 Ft x 10.42 Ft

2pc Bathroom 7.33 Ft x 5.00 Ft

2pc Bathroom 4.75 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca