



684 Evanston Drive Calgary Alberta

\$729,900

The search for your next home is over now that you've stepped into this beautifully appointed two storey in the popular family community of Evanston! Built by Homes By Avi, this wonderful one-owner home enjoys a total of 3 bedrooms + den, maple kitchen with quartz countertops & stainless steel appliances, fenced backyard with deck & a host of improvements including roof, hot water tank & brand new interior paint. Showcased by expansive 9ft ceilings & newly refinished hardwood floors, you'll just love the dynamite open concept main floor with its gracious living room with toasty gas fireplace, spacious dining room with sliding doors into the backyard, dedicated home office with frosted French doors & sleek kitchen with large island & loads of cabinet space, ceramic tile backsplash & upgraded Whirlpool appliances plus a newer Bosch dishwasher. Head on upstairs to 3 fantastic bedrooms & 2 full bathrooms; the relaxing owners' retreat has a lovely ensuite with double vanities, corner soaker tub & separate shower, & the walkthrough closet has its own access into the laundry room. Between the bedrooms is the bonus room with coffered ceilings...the perfect space for your media room, lounge or playroom for the kids. The lower level - with roughed-in plumbing, offers tremendous potential for future living space...build another bedroom, bathroom & rec room! Additional features & updates in your next home include main floor mudroom, 2 car garage with high ceilings & new garage door (2025), triple pane windows on the front side, freshly shampooed carpets & in 2025, a new hot water tank, roof shingles, siding on the West & North sides, trim, fascia & eavestroughs. Only a few short minutes walk is Our Lady of Grace School & the winding trails overlooking the West Nose Creek reserve. Evanston's other schools - Kenneth D. Taylor School, Evanston Heights School & St. Josephine Bakh...

2pc Bathroom Measurements not available

Living room 14.83 Ft x 14.00 Ft

Dining room 13.00 Ft x 8.50 Ft

Kitchen 13.08 Ft x 10.92 Ft

Den 13.00 Ft x 9.50 Ft

Other 11.00 Ft x 6.58 Ft

5pc Bathroom Measurements not available

Primary Bedroom 14.33 Ft x 13.00 Ft

Bedroom 11.92 Ft x 11.08 Ft

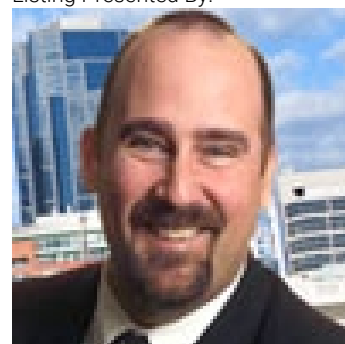
Bedroom 13.17 Ft x 9.67 Ft

Bonus Room 13.25 Ft x 12.00 Ft

Laundry room 6.92 Ft x 5.92 Ft

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Listing Presented By:



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