

**568 Evansborough Way NW
Calgary, Alberta**

MLS # A2152853



\$829,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)		
Inclusions:	Backyard storage shed		

Discover the charm and spaciousness of this immaculately maintained home. Featuring 9-FOOT CEILINGS on BOTH THE MAIN AND UPPER FLOORS, and 8-FOOT DOORS throughout, giving a remarkable feeling of space. The expansive 18-FOOT HIGH CEILING in the living room creates a grand focal point, complemented by a stone fireplace surround. The open-concept design seamlessly connects the kitchen and living room, both of which overlook the beautiful backyard and deck, ideal for outdoor entertaining. The gourmet kitchen boasts GRANITE COUNTERTOPS, a SPACIOUS ISLAND, GAS COOKTOP, and a WALK-IN PANTRY. The practical laundry room is equipped with a convenient sink. The main floor further features a DEDICATED DEN/OFFICE SPACE. On the upper floor, you'll find a versatile BONUS ROOM with a SKYLIGHT, perfect for relaxation or play, and a master bedroom featuring a WALK IN CLOSET, and a luxurious ensuite bath with a DOUBLE SINK VANITY, SOAKER TUB, and SEPERATE SHOWER. Two additional well-sized bedrooms and 4 piece bathroom provide ample space and usability for family or guests. Plus, enjoy the convenience of quick access to schools, parks, playgrounds, shopping, paths and more, making this home a truly exceptional find.