

## 532 Evanston Link NW Calgary, Alberta

**MLS # A2194584**



# \$629,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Wet Bar		

**Inclusions:** Refrigerator, Dishwasher, Washer, Dryer

Discover the perfect blend of style and functionality in this stunning Evanston home! Featuring three spacious bedrooms upstairs and an additional bedroom in the finished basement, this home offers plenty of space for family, guests, or a home office. The open-concept main floor is designed for modern living, with a bright and airy layout, a stylish living area, and a well-appointed kitchen complete with granite countertops, stainless steel appliances, and ample storage. The primary bedroom is a true retreat with a walk-in closet and private ensuite. The finished basement adds extra versatility, perfect for recreational space and/or guest suite. But be careful, your guests may not want to leave this home away from home basement. By the way, you'll also find a Fridge, a dishwasher and a washer and dryer in the basement. This home is not complete without the huge 24x24 double detached garage.. Conveniently located near parks, schools, shopping, and transit, this home is a must-see. Book your showing today!