

\$759,900 - 324 Evansborough Way Nw, Calgary

MLS® #A2165104

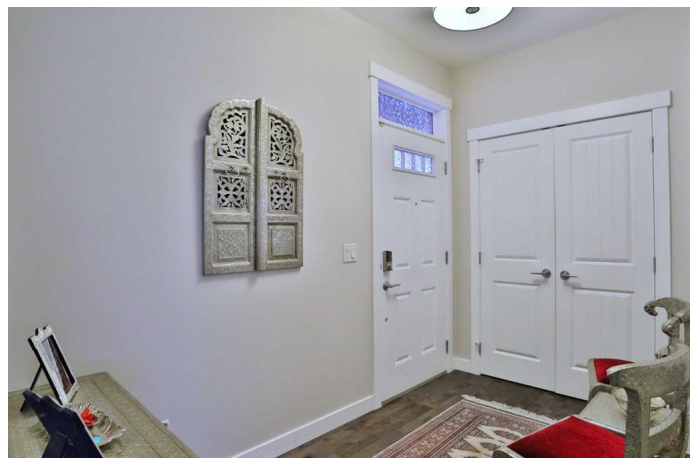
\$759,900

5 Bedroom, 4.00 Bathroom, 2,275 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Steps to the ridge overlooking the West Nose Creek reserve is where you'll find this beautifully upgraded two storey walkout in the popular Symons Valley community of Evanston, with brand new roof, siding and eaves. Offering 3 levels of air-conditioned living space, this fully finished 5 bedroom home enjoys rich hardwood floors & granite counters, open concept maple kitchen with stainless steel appliances, fantastic South-facing bonus room & dynamite walkout level rec room with covered backyard patio. Built by Genesis Homes, you'll just love the spacious & airy feel of the main floor with its 9ft ceilings & expanse of windows, great room with toasty gas fireplace, dining room with big picture windows & great-sized kitchen with large island & walk-in pantry, granite counters & Whirlpool appliances. Total of 4 bedrooms up including the owners' suite with walk-in closet & soaker tub ensuite with granite-topped double vanities & separate shower. Away from the bedrooms is the wonderful bonus room with big South-facing windows...the perfect spot for your media room or the hang out with the family. The walkout level - with 9ft ceilings, is finished with a 5th bedroom, bathroom with heated floors & games/rec room with access onto the covered deck & fenced backyard. Main floor also features your dedicated home office with French doors, elegant guest powder room & laundry. A park with playground is a few short blocks away & Our Lady of Grace is minutes



from your front door. Only a short drive to shopping at Evanston Towne Centre, Creekside & Beacon Hill, & easy access to Beddington Trail to take you to Stoney & Deerfoot Trails & anywhere you want to go!

Built in 2015

Essential Information

MLS® #	A2165104
Price	\$759,900
Sold Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,275
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	324 Evansborough Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen
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	Island, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	November 8th, 2024
Days on Market	53
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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