

501 Evanston Manor NW
Calgary, Alberta

MLS # A2240174

\$485,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows		
Inclusions:	Speakers in Ceiling, Subwoofer, AV tuners included w/sound system, Desk in basement		

Tired of the ordinary? Imagine stepping into a townhouse that truly feels like home – spacious, bright, and designed for how you live. This exceptional Evanston residence, boasting over 1600 sqft of meticulously cared-for living space, is ready for your family's next chapter. The moment you enter, you'll be drawn to the beautiful open-concept main floor. Sunlight streams in through the extra windows, illuminating a welcoming living room that flows effortlessly into a generous dining space. Your dream kitchen awaits, complete with a gas range, sleek quartz countertops, stainless steel appliances, and a large walk-in pantry. A convenient 2-piece bathroom and a large, private balcony (perfect for morning coffee or evening unwinding!) round out this level. Upstairs, your private retreat awaits in the primary bedroom, featuring vaulted ceilings and expansive windows – a true sanctuary. Its private ensuite ensures peaceful mornings. Two more well-sized bedrooms offer comfortable spaces for family or guests, sharing a 4-piece bathroom. The lower level adds incredible versatility with a dedicated flex space – perfect for a home gym, bustling office, or creative hobby room – alongside a practical laundry area and storage. Plus, enjoy long-term peace of mind with the building's hail-resistant Hardie board siding and a brand-new roof! Your new townhouse is complete with a spacious double car garage and the added luxury of an oversized driveway, a rare treat in modern townhouse living! Evanston is more than a community; it's a family-focused lifestyle. Known for its abundance of schools, expansive parks, and green spaces, it's designed for active families. Enjoy the convenience of a nearby shopping centre with a grocery store, restaurants, and retail just a few minutes' walk away, with even more options a short drive further. With seamless access to

major routes, your daily commute just got easier. This Evanston end-unit townhouse truly combines a fantastic layout, stylish finishes, and a vibrant community location, offering the perfect place for your family to grow and thrive. Don't miss your chance to call this exceptional property home!