

355 Evanston Way NW

Calgary, Alberta

MLS # A2278234



\$895,000

|             |                                                                                                       |            |     |
|-------------|-------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                            | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                       | Condo Fee: | -   |
| Basement:   | Full                                                                                                  | LLD:       | -   |
| Exterior:   | Composite Siding, Wood Frame                                                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                       | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |            |     |
| Inclusions: | none                                                                                                  |            |     |

Open House Saturday March 7 from 2-4pm...Welcome to this exceptional Sterling-built custom home, impeccably maintained by its original owner and truly move-in ready. The main level showcases a bright, open floor plan with rich hardwood flooring throughout, anchored by a massive island perfect for entertaining family and friends. A cozy gas fireplace creates a warm ambiance for winter evenings, while the open staircase leads to the upper level, where a spacious bonus family room invites quiet nights and movie marathons. Upstairs you’ll find four generously sized bedrooms, a thoughtfully designed main bathroom with double vanity sinks, convenient upper-level laundry, and a stunning primary retreat complete with an exquisite ensuite featuring a deep soaker tub and oversized shower—your private space to unwind and relax. The fully developed lower level offers a large recreation and entertainment area, currently set up as a gym and games area, along with a fifth bedroom and full bathroom—ideal for guests or a growing family. Outside, the fully fenced backyard is designed for enjoyment and functionality, featuring a large patio, RV parking, and the added convenience of rear lane access. With a new roof, new siding, and a new garage door, absolutely nothing needs to be done. This home is in impeccable condition and represents a rare opportunity to own a truly turnkey property—an absolute dream home in every sense.