

**355 Evanston Way NW
Calgary, Alberta**

MLS # A2278234



\$895,000

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,541 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped | | |

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|--------------------|---|-------------------|-----|
| 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 April 18 from 1-4 pm...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.