

**355 Evanston Way NW
Calgary, Alberta**

MLS # A2278234



\$895,000

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		

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.