

167 Evanston View NW Calgary, Alberta

MLS # A2294589



\$699,999

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|------------------|----------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,093 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: alarm system (not monitored), keypad lock on front door

Welcome to 167 Evanston View NW! A well-maintained 3-bedroom family home with a walkout, ideally situated with a SW facing backyard in the sought-after Creekside area of Evanston-directly across from green space and just steps from schools & amenities. This home offers a functional and inviting layout, boasting nearly 2,100 sqft! A vaulted front entry welcomes you to the home and flows into a bright main level finished with 9ft ceilings, new hardwood flooring and Hunter Douglas blinds throughout. The massive kitchen, designed for both everyday living and entertaining, features abundant counter space, a central island, tile backsplash, matching appliances and a corner pantry. The adjoining dining and living areas are anchored by a stunning double-sided gas fireplace with custom built-ins and oversized windows creating a warm and cohesive atmosphere. A large deck with a BBQ gas line are a perfect place to enjoy the sunny exposure. A tucked-away two-piece bathroom, convenient main floor laundry, and access to the double attached garage complete this level. Upstairs, the unique catwalk design with stunning railing enhances the open feel of the home. A vaulted bonus room provides excellent space for family living and separation from the bedrooms. The spacious primary suite offers a walk-in closet and a well-appointed ensuite with extended counter space, a soaker tub and a separate shower. Two additional generously sized bedrooms and a full four-piece bathroom complete the upper level. The unfinished walkout basement features large windows, a bathroom rough-in and excellent potential for future development. Step outside to enjoy the sunny southwest-facing backyard and covered lower patio area-a blank slate, perfect for customizing to your needs. Located just a short walk from parks and scenic pathways along the creek and ravine,

with easy access to nearby amenities at Creekside Shopping Centre. Quick connections to Stoney Trail, Shaganappi Trail and major routes make this home an ideal blend of space, comfort, and everyday convenience. A great family home, cared for by the original owners!