ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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314 Evanston Drive NW
Calgary, Alberta

MLS # A2245654

$834,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

Inclusions: freezer in basement

OPEN HOUSE SUNDAY 10 AUG 2025 BETWEEN 12-4 PM. Welcome to this exquisite residence offering over 3,200 sq. ft. of beautifully developed living space, where modern luxury meets timeless sophistication. From the moment you step inside, you’ll be captivated by the home's meticulous upgrades—featuring fresh designer paint, elegant new flooring, and fully renovated bathrooms. The open-concept layout is enhanced by soaring ceilings, sleek LED lighting, and an abundance of natural light, creating a warm and inviting ambiance throughout. At the heart of the main level is a chef-inspired gourmet kitchen, thoughtfully redesigned with top-tier appliances, contemporary countertops, and generous cabinetry—perfect for everyday living and entertaining alike. Just off the kitchen, a stylish dining area provides the ideal backdrop for family dinners or gatherings, while the grand living room centers around a cozy gas fireplace, making it the perfect place to relax on cooler evenings. A versatile flex room adds functionality to suit your lifestyle needs. Upstairs, you'll find an expansive bonus room featuring vaulted ceilings, three skylights, and a private balcony—an impressive and sunlit retreat. The home boasts three spacious bedrooms, each designed with comfort in mind, and two fully upgraded bathrooms. The convenient laundry room includes a new linen closet, adding both style and practicality. The luxurious primary suite is a true sanctuary, complete with a large walk-in closet and a stunning 5-piece ensuite featuring a rejuvenating Jacuzzi tub—ideal for unwinding after a long day. The fully developed basement offers even more living space, featuring a soundproofed ceiling and a stylish 2-bedroom suite with its own private entrance. This self-contained suite includes a modern kitchen with brand-new appliances, a full bathroom, and separate

access—perfect for extended family, guests, or rental income. Located in a vibrant and family-friendly neighborhood, this home is surrounded by outstanding amenities including a FreshCo shopping center, nearby parks, a large field with a playground and baseball diamond, two elementary schools, and the soon-to-open Evanston Middle School. Enjoy easy transit access, flat walking paths ideal for all ages, and close proximity to Beacon Hill shopping center with Costco and Walmart. Plus, it’s just a 10-minute drive to Calgary International Airport. Additional recent upgrades such as new LED lighting, brand-new carpeting, and a newly installed EV charging outlet in the garage further elevate this already stunning property. This home truly has it all—space, style, location, and versatility. Don’t miss your opportunity to make it yours.

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