

**355 Evanston Way NW**  
**Calgary, Alberta**

**MLS # A2278234**



**\$895,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** none

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.