

**187 Evansborough Way NW  
Calgary, Alberta**

**MLS # A2245354**



**\$599,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Location! Evanston! Amazing Finishing's with 1300 Square Feet in this Glorious 2 Storey Single House. Outstanding Upgrades were added to this home including Granite counter tops throughout, Stainless Steel Appliances, Upgraded hardwood flooring in living & dining room. Ceramic Tiles @ front & back entrance & all bathrooms. Open concept with Huge Island, cozy carpet in Bedrooms. Upstairs you will find 3 Spacious Bedrooms. Master Bedroom boasts oversize window with window seat. En-suite including a bathtub w/upgrade faucet and sink. Walk-in Closet with lots of shelves. Basement is full size for your future develop. High efficient furnace, etc, Double detached garage to store your car & toys! Families can enjoy the Park & Playground nearby as well as the convenience of Shops steps away from this Fabulous Home. This is 1 owner house. Call now to view this home today!