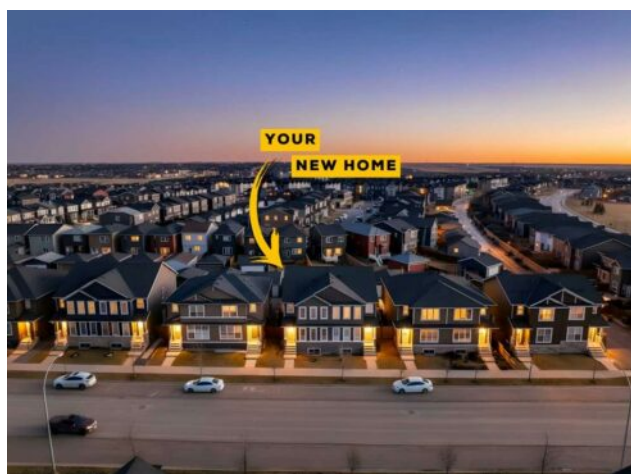


46 Evanston Hill NW
Calgary, Alberta

MLS # A2279836



\$570,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Evanston | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,777 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: Hood Fan, Garage Heaters, Light Fixtures

Welcome to this beautifully maintained 2018 built home located in the desirable community of Evanston. Offering over 1,700 sq. ft. of thoughtfully designed living space, this property features 3 bedrooms and 2.5 bathrooms, perfect for families or professionals alike. Upon entry, you're greeted by a spacious main floor office, ideal for working from home. The layout then flows seamlessly into a modern open concept kitchen and living area, designed for both everyday living and entertaining. One of the standout features is the oversized heated garage, large enough to comfortably fit a truck, with ample additional storage in the attic, a rare and valuable bonus. Located in a beautiful, family friendly neighbourhood, this home offers easy access to major highways, as well as nearby parks, schools, and amenities. Don't miss your opportunity to own this stunning home in Evanston. Book your private showing today.