

# \$729,000 - 347 Evanston Drive Nw, Calgary

MLS® #A2241151

**\$729,000**

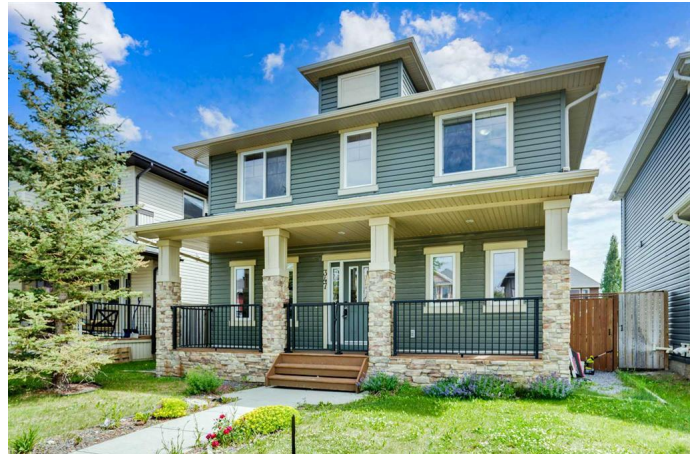
4 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Ever dream in living in a fantastic 2 storey family home, boasting open concept plans, large yard, RV storage, and schools / shopping within walking? Welcome HOME.

The heart of the home, the kitchen, will please your inner chef AND your family. The chef will love the stainless steel appliances (including easy-to-clean glass topped stove, and French style fridge), espresso stained shaker maple cabinetry, full height backsplash, and MASSIVE kitchen island. The kitchen island is ideal for busy families or a central hub for gatherings. You can let the party expand either towards the adjoining great room, or toward the dining area, and onto the rear deck. Rear deck comes with a large gazebo, including screens (bugs / sun), to keep you comfortable all season long. The large yard is FOUR THOUSAND FOUR HUNDRED square feet, and hosts a large grass area for the kids to enjoy, a double car garage, and a concrete parking pad (RV / storage). Returning back inside, the main level also has a great main floor den (could be 5th bedroom, if needed), main floor laundry, and a 2pc bathroom. The top level has 2 kid bedrooms, 4 piece bathroom, and the master retreat complete with sumptuous ensuite (large soaker tub, stand up shower, his/her sinks, private toilet) and walk-in closet. The fully finished basement boasts a large rec room, fitting both a pool table AND still having a sitting area. Add another bedroom (fourth) and another 4 pc bathroom. The utility / storage room is



ample and come complete almost new (2023) tankless hot water system allowing you enjoy endless hot water; keeping you comfortable (and heat bills low) is a high efficiency furnace (also 2023). Helping the furnace and keeping you cool is a 2023 Daikin heat pump; think of it as a central AC when it's hot outside, keeping you nice and cool. The Daikin can also heat (spring / summer), and can actually reduce your total bills (more efficient than furnace). Well served by EXISTING schools, your kids can go K-9 and be within 1/2 mile; the school being built down the road will make it even more convenient. This home is conveniently located close to Evanston Town Centre offering all the daily needs (FreshCo, Shopper's, dining, fast food +more) and major shopping centres are also very close (Walmart Super Center is 1.25 mile; Beacon Heights and the Costco is 2 miles). With Stoney Trail on your doorstep (5 minutes), your daily commute becomes a breeze. Double detached garage PLUS opening gates for RV storage PLUS a decent yard is a rarity. A harmonious blend of exterior spaces (deck, play areas for kids), incredible kitchen / great room, & a fully finished basement helps to create a luxurious environment for your family. Don't miss out on the chance to own this slice of paradise. Call your agent to book a viewing today.

Built in 2010

### **Essential Information**

MLS® #	A2241151
Price	\$729,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.10

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	347 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	10
Zoning	R-G

**Listing Details**

Listing Office	MaxWell Experts Plus Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.