

EVANSTON

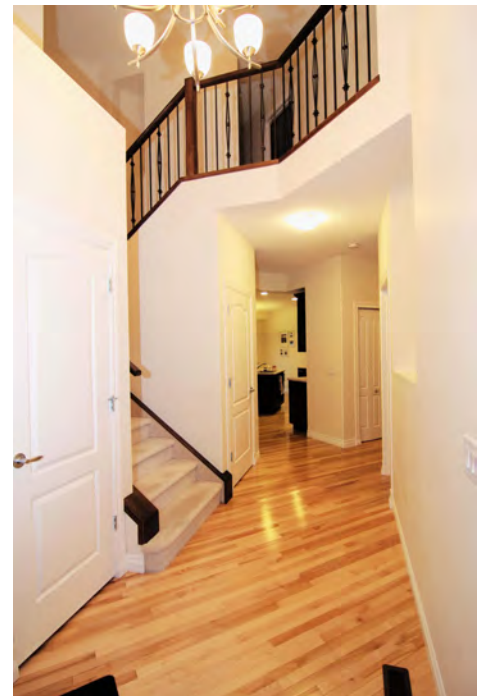


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RE/MAX
House of Real Estate

#20, 2439 54 Avenue S.W.
Calgary, Alberta T3E 1M4







SPECIFICATIONS

163 Evanston View NW

City:	Calgary	Type:	Single Detach
Community:	Evanston	Style:	2 Storey
MLS #:	C3417925	Year Built:	2006
Bedrooms:	3	Flooring:	H/W, Carpet, Tile
Full Baths:	2	Counter Tops:	Laminate
Half Baths:	1	Appliances:	Stainless steel
Ensuite:	Yes	Basement Devel:	Unfinished walk out
Fireplace:	1	SQFT:	1685
Exterior:	Vinyl, Brick	Parking Type:	Double Att Garage
Roof:	Asphalt Shingles	Total Parking:	4
Basement:	Full, walk out	Frontage:	9.9 m
Foundation	Concrete	Front Exposure:	East
Construction:	Frame	Lot Shape:	Rec
Heat Type:	Forced Air	Landscape:	Yes
Heat Fuel:	N-Gas	Fence:	Partial

Description:

Absolutely immaculate. This home has a bright and open floor plan with 9' ceiling. Provides ample natural light. Spacious kitchen and eating area walks on to a large vinyl finished deck and has a built in bbq gas line. The kitchen is equipped with stainless steel appliances, an island with eating bar, and a walk-in pantry. Open to above entrance accented with railings provides for an impactful first impression. The three upstairs bedrooms are large and the master has an ensuite which includes separate jetted tub and standing shower along with a walk-in closet. The walk-out basement also has 9' ceiling and bathroom rough-in along with a rough-in for a wet bar. Central vacuum system, built in speakers in the ceiling, and a security system are also provided for your convenience. The exposed aggregate driveway was just redone in late 2009. This property is a must-see to appreciate the care and pride of ownership.



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