

# \$995,500 - 631 Evanston Drive Nw, Calgary

MLS® #A2231370

**\$995,500**

5 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

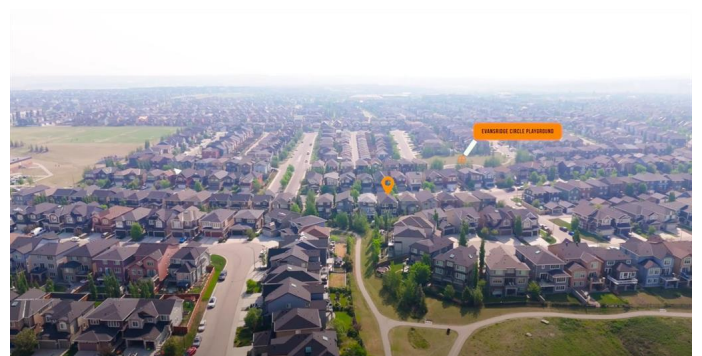
\*\*\* OPEN HOUSE Sunday June 29th, 12-2pm

\*\*\* WEST BACKYARD | FULLY DEVELOPED

WALKOUT | BASEMENT KITCHEN |

HIGH-END FINISHING |

MULTI-GENERATIONAL LIVING | Welcome to 631 Evanston Drive NW, offering over 3,700 sq/ft of thoughtfully designed living space across three levels, including a fully developed walkout basement with an illegal suite. As you step inside, youâ€™re immediately welcomed by natural light streaming through the west-facing rear windows and an open-concept layout ideal for families and those who like to entertain. The main level was designed for convenience and functionality, featuring a spacious mudroom, built-in cubbies, a dedicated home office/den overlooking the yard, and a sunny west-facing deck perfect for summer evenings. The kitchen is a chefâ€™s dream, complete with stainless steel appliances, custom tile backsplash, gleaming quartz countertops, a large island with seating for four, and a large walkthrough pantry that connects directly to the garageâ€”making unloading groceries a breeze. The open dining and living area centres around a beautiful gas fireplace with ample space for larger furniture and a full-size dining table, and flows seamlessly to the deck. Also on this level is a 2-piece powder room, generous foyer space, and access to the double attached garage. Upstairs, youâ€™ll find a huge bonus room above the garage perfect as a second living area or kidsâ€™



play space, plus two large bedrooms connected by a Jack and Jill bathroom, a spacious laundry room, and the impressive primary suite with high ceilings, walk-in closet, and a luxurious 5-piece ensuite including dual vanities, separate shower, and soaker tub. The walkout basement is fully finished and features a 2-bedroom illegal suite with a separate entrance, full kitchen, and private laundry, providing an excellent rental opportunity or a great place to house the in-laws. The west-facing backyard is fully landscaped with a large lower deck and lots of room for kids or pets. Just steps to the community pathway system connecting to Evanston Ridge and Simons Valley trails, close to playgrounds, schools, shopping, and with quick access to Stoney Trail, Deerfoot, the airport, and downtownâ€”this home has it all. Book your private showing today!

Built in 2012

**Essential Information**

MLS® #	A2231370
Price	\$995,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,604
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	631 Evanston Drive Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1W8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	9
Zoning	R-G

### Listing Details

Listing Office	RE/MAX House of Real Estate
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