



22 Evansborough View Calgary Alberta

\$1,190,000

This is the house you have been searching for! Located in a quiet cul-de-sac of the Sought After Community of Evanston. Stunning valley ridge VIEW can be seen from all three levels, TRIPLE attached garage, WALKOUT basement, HIGH ceiling, Over 2700sf of living space, this Estate home has all. This home was built in 2015 with lot of UPGRADES and still feels like new! Upon entry, a very private foyer will welcome you home. Main floor features a spacious open floor plan with 9-foot ceiling and hardwood flooring. Gourmet kitchen with stainless steel chimney hood fan, stylish cream white cabinets and light colour granite counters match each other perfectly. A beautiful oversized center island with breakfast eating bar is dazzling under the soft ceiling lights. A huge walkthrough pantry and a second kitchen with the prep sink would be well used when you are hosting a big party. White tile backsplash, lots of lower and upper cabinets and timeless stainless-steel appliances are elegant but functional. The spacious open above living room has 18 ft ceiling! 6 big picture windows light up the whole place! The living room fireplace adds warmth to the room. Dining room are big enough for family events. A door beside the dinning room opens to the full balcony. Overlooking the backyard and the valley and pond view, the balcony has Lot of room for patio furniture and BBQ! It's a perfect place to relax and enjoy after a long day work or a BBQ gathering! The main flex room is currently used as office. 2pc bathroom, laundry room and mudroom complete the main floor. The upper-level features a oversize master bedroom, with walk-in closet and 5 pc ensuite. The ensuite features a deep soaker tub with a separate shower and double vanity. A huge south facing bonus room is great for family entertainment. A hallway separates the master bedroom from two other good size bedrooms for an added l...

Living room 5.49 M x 4.62 M

Kitchen 4.37 M x 3.25 M

Office 3.33 M x 2.72 M

Dining room 3.94 M x 3.78 M

Laundry room 2.29 M x 1.83 M

2pc Bathroom Measurements not available

Primary Bedroom 4.70 M x 3.99 M

Bedroom 3.33 M x 3.05 M

Bedroom 3.40 M x 3.02 M

Bonus Room 5.33 M x 4.24 M

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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YMK Real Estate & Management Inc.



See

Mirror

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Other Measurements not available