



69 Evansbrooke Park Calgary Alberta

\$840,000

OPEN HOUSES Saturday October 12th, 2 pm - 4 pm & Sunday October 13th, 1 pm - 3 pm. Stunning and spacious family home situated on a corner lot, offering a southwestern view backing onto greenspace and a creekside walking path which leads to multiple ponds, parks, and a bustling shopping area. Perched atop a hill, this home provides beautiful views, and the expansive pie-shaped lot offers additional privacy in your backyard oasis. In the back, you'll find low-maintenance landscaping. You will find over 3,000 square feet of living space across three fully finished levels. The main floor features a living room with vaulted ceilings with hardwood throughout and a gas fireplace. The kitchen boasts ceiling-height maple cabinetry, an island, a pantry, a dining area, as well as a formal dining room. From the dining area, you can step outside onto the covered deck to enjoy the views. Upstairs, French doors lead to a spacious master bedroom with a walk-in closet and a spa-like ensuite featuring a skylight, double vanity, and jetted tub. This level also includes two additional bedrooms, a full bathroom, and a den/office area that overlooks the living room below. In the basement, you'll find a fourth bedroom, another full bathroom, and a large rec room with a cozy gas fireplace, a wet bar, and walk-out access to the backyard. The nearby shopping center is within walking distance and offers multiple dining options, a Co-op grocery store, gyms, businesses, and a bowling alley coming soon. Additionally, the area is well-served by schools, biking and walking paths, and parks. With easy access to major roadways like Stoney Trail and Beddington Trail, commuting throughout the city is convenient. Don't miss your opportunity to view this impressive property in a prime location. (id:6769)

- 4pc Bathroom 7.42 Ft x 5.08 Ft
- 5pc Bathroom 13.42 Ft x 11.83 Ft
- Bedroom 11.25 Ft x 11.08 Ft
- Bedroom 11.75 Ft x 11.17 Ft
- Den 9.58 Ft x 12.00 Ft
- Primary Bedroom 13.67 Ft x 14.33 Ft
- 4pc Bathroom 10.33 Ft x 5.42 Ft

- Storage 13.58 Ft x 12.58 Ft
- Other 6.17 Ft x 9.42 Ft
- 2pc Bathroom 6.50 Ft x 6.00 Ft
- Breakfast 12.42 Ft x 9.00 Ft
- Dining room 11.00 Ft x 9.83 Ft
- Foyer 10.00 Ft x 6.17 Ft
- Kitchen 12.42 Ft x 11.08 Ft

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

Listing Presented By:



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See

Mirror

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Bedroom 14.00 Ft x 10.83 Ft

Living room 18.42 Ft x 15.50 Ft

Recreational, Games room 27.83 Ft x 25.33 Ft