



## 2 Evansbrooke Manor Calgary Alberta

\$720,000

Welcome to 2 Evansbrooke Manor NW, a spacious 2-story smart home in the sought-after community of Evanston, Calgary. This beautifully maintained property offers 3 bedrooms and 4 bathrooms (2 full + 2 half) across 1,934 sq ft of living space—ideal for growing families or anyone seeking room to relax and entertain. The main floor showcases hardwood flooring, a large living room with a cozy gas fireplace, and an open kitchen featuring granite countertops and stainless steel appliances—perfect for hosting family and friends. The bright dining area opens directly to the backyard, where you'll find a newly built composite deck extending the length of the house, and a fire pit, perfect for outdoor gatherings. Upstairs, the master bedroom is a private retreat with a full en-suite bath and walk-in closet. Two additional bedrooms, plus a spacious bonus room, complete the upper floor. The fully finished basement offers a rec/media room with a wet bar, providing even more space for relaxation and entertainment. This home is equipped with smart home features and includes a double attached garage with a Tesla charger. Located within walking distance to schools, parks, and all the amenities Evanston has to offer, this property is ready for its new owners. (id:6769)

2pc Bathroom 7.00 Ft x 4.75 Ft

Recreational, Games room 23.83 Ft x 16.17 Ft

Furnace 23.83 Ft x 6.42 Ft

Other 6.17 Ft x 6.92 Ft

Dining room 11.25 Ft x 7.83 Ft

Kitchen 11.25 Ft x 8.92 Ft

Pantry 1.83 Ft x 2.33 Ft

Other 20.33 Ft x 8.17 Ft

2pc Bathroom 7.67 Ft x 3.08 Ft

Living room 13.67 Ft x 24.50 Ft

Other 5.67 Ft x 9.42 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 9.92 Ft x 9.67 Ft

Other 5.67 Ft x 4.75 Ft

Laundry room 5.17 Ft x 3.42 Ft

Primary Bedroom 12.92 Ft x 15.00 Ft

Other 5.67 Ft x 8.75 Ft

Bonus Room 14.67 Ft x 16.92 Ft

Bedroom 9.92 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
Gravity Realty Group

<https://www.michaelnewton.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca