



## 26 Evansborough View Calgary Alberta

\$1,099,000

PRICE REDUCED!!!! VIEWS! VIEWS! VIEWS! THE VIEWS DON'T END - FROM EVERY LEVEL OF THIS STUNNING HOME; THE RIDGE, CANAL and PONDS - WITH BREATHTAKING LIGHTS IN THE EVENING! Watch wildlife during the day and hear them at night. This 5 Bedroom Executive Home with wonderful walkout offers it all - with over 3500 sq ft of living space! Located in NW Calgary's highly coveted Evanston - on "THE RIDGE" - close to schools, transit, medical offices, shopping and restaurants - Evanston offers "it all". The main level offers a bright and open ambiance with an abundance of windows and natural sunlight. The vaulted ceilings are a show stopper and the sparkling kitchen offers a perfect setting for entertaining and practicality. Main floor office/den leads to the elegant living room with a splendid gas fireplace floor to ceiling feature wall! A large kitchen featuring an entertainment island, stainless appliances, cappuccino cabinetry and convenient walk-through pantry. Giant windows make this entire area bright all day, and hard to walk away from whatever you're staring at outside! The "mud room" offers ease of organization with "cubby-like" units for optimal organization. Upstairs, the spacious primary bedroom offers more beautiful views, an elegant 5-piece ensuite and a roomy Walk-in-closet. Two additional bedrooms share the four-piece bathroom. One of the most popular areas of the home - the second floor BONUS ROOM - roomy and spacious for games night, sleepovers and watching the late night news. At the far end of the hall is a convenient space for a workstation. The developed downstairs with walkout offers the perfect area for the University Student, Mom-in-Law, or visiting guests. The Family/recreation room with kitchenette and fridge allows one privacy for a work-out or hobbies. Bedroom with attached 3-piece bath and oversize Walk-In Closet, and Media Roo...

4pc Bathroom 8.17 Ft x 4.92 Ft

5pc Bathroom 14.92 Ft x 11.42 Ft

Bedroom 14.92 Ft x 11.42 Ft

Bedroom 11.58 Ft x 12.08 Ft

Family room 19.00 Ft x 166.50 Ft

Office 6.08 Ft x 10.75 Ft

Bedroom 13.83 Ft x 9.83 Ft

Recreational, Games room 15.58 Ft x 19.67 Ft

Bedroom 17.00 Ft x 14.08 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Den 10.83 Ft x 11.92 Ft

Dining room 15.08 Ft x 7.50 Ft

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Listing Presented By:



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**Primary Bedroom** 15.50 Ft x 17.67 Ft

**Other** 7.08 Ft x 7.25 Ft

**3pc Bathroom** 8.83 Ft x 5.00 Ft

**Other** 10.17 Ft x 1.83 Ft

**Foyer** 7.58 Ft x 9.42 Ft

**Kitchen** 15.33 Ft x 14.50 Ft

**Laundry room** 9.75 Ft x 5.50 Ft