



444 Evanston View Calgary Alberta

\$935,000

Price drop \$50000- motivated seller .Save on utility bills with energy efficient solar panels already installed. Welcome to this meticulously maintained 6-bedroom, 3.5-bathroom residence, offering 3,472 sq ft of thoughtfully designed living space. Perfectly blending functionality and luxury, this home has been crafted with modern family living and entertaining in mind. With numerous recent upgrades and premium features throughout, this is more than just a house--it's a lifestyle. 6 Spacious Bedrooms. Four generously sized bedrooms upstairs and two legal bedrooms in the fully developed basement ensure comfort and flexibility for family and guests. Main Floor Office -A dedicated office space that can easily be converted into a 7th bedroom to suit your needs.Oversized Garage- Perfect for a workshop, extra storage, or multiple vehicles. Tesla EV Charger & Solar Panels - Enjoy energy efficiency and eco-conscious living with your own EV charger and solar power system. Brand New Roof & Siding (Installed March 2025) Boosts curb appeal and structural integrity--ready for years of worry-free living. Fully Developed Basement (Completed 2024) Includes two legal bedrooms, a full 3-piece bathroom, and rough-ins for a second kitchen--ideal for a legal suite setup. Gourmet Kitchen - Granite countertops, tiered island, stainless steel appliances, and timeless cabinetry--perfect for cooking and hosting. Formal Dining Room -Elegant tray ceiling and ample space for entertaining during holidays or special occasions.Open Concept Main Floor- A seamless blend of living, dining, and kitchen areas that's perfect for entertaining and everyday life. Cozy Living Room -Relax by the gas fireplace with a stylish mantle--ideal for family movie nights or quiet evenings. Upstairs Bonus Room -Vaulted ceilings make this flexible space perfect for a media room, play area, or lounge. Luxurious Master Su...

Recreational, Games room 21.20 M x 38.30 M

Bedroom 12.40 M x 13.30 M

Bedroom 12.40 M x 9.70 M

Furnace 12.40 M x 12.10 M

3pc Bathroom 6.30 M x 9.30 M

Living room 15.60 M x 13.20 M

Other 7.62 M x 5.70 M

Office 10.80 M x 9.80 M

2pc Bathroom 5.00 M x 4.80 M

Family room 23.90 M x 15.50 M

Primary Bedroom 14.80 M x 14.20 M

5pc Bathroom 12.90 M x 9.90 M

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

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

<http://www.manishasellscalgary.ca/>



Real Estate Professionals Inc.

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

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

Dining room 11.00 M x 10.40 M
Foyer 8.60 M x 5.60 M
Kitchen 14.40 M x 11.10 M
Breakfast 9.90 M x 9.90 M

Other 8.00 M x 5.60 M
Bedroom 12.40 M x 10.00 M
Bedroom 11.30 M x 10.00 M