



# 98 Evansbrooke Park Calgary Alberta

\$749,900

Welcome to your dream home! This stunning listing offers everything you've been searching for and more. With 4 spacious bedrooms, 3 full washrooms, and 1 convenient half washroom, this property is designed for comfortable and luxurious living. Step inside and be greeted by the warmth of a tiled gas fireplace, perfect for cozy nights with loved ones. The kitchen boasts exquisite quartz countertops, complemented by upgraded backsplash for a touch of elegance. Enjoy the convenience of a renovated half washroom on the main floor, along with a separate office space in the basement, ideal for remote work or study. Zebra blinds adorn every floor, providing both style and functionality, while ample storage space in the basement/furnace room ensures organization is a breeze. Entertain guests effortlessly with a wet bar and counter fridge in the basement, and revel in the comfort of a Lennox AC unit installed for those warm summer days. This home is not just functional but also equipped with thoughtful upgrades, including garage shelves for extra storage, a rough-in for RO at the kitchen counter/faucet, and a fridge with a water line for added convenience. A microwave wall unit and upgraded lighting add to the modern appeal. Step outside and discover your own oasis with a glass patio featuring solar lights, a recent addition worth \$15k, perfect for outdoor gatherings. Situated on a corner lot with lush trees and fully landscaped grounds, this property offers privacy and serenity. A side entrance to the backyard and a storage shed are added bonuses. Rest easy knowing your home is equipped with security cameras, including 2 outdoor cameras and a doorbell camera, along with Telus security for peace of mind. Every floor has been professionally painted and cleaned, showcasing the pride of ownership that emanates throughout. With its impeccable features and 10/10 presentation, this home...

Bedroom 9.42 Ft x 10.08 Ft  
 3pc Bathroom 4.92 Ft x 7.33 Ft  
 Other 5.50 Ft x 7.75 Ft  
 Living room 16.42 Ft x 13.83 Ft  
 Office 8.00 Ft x 10.17 Ft  
 Furnace 12.50 Ft x 11.58 Ft

Laundry room 5.50 Ft x 5.17 Ft  
 Other 8.00 Ft x 6.42 Ft  
 Primary Bedroom 12.75 Ft x 11.92 Ft  
 4pc Bathroom 8.75 Ft x 11.50 Ft  
 Bedroom 9.58 Ft x 10.25 Ft  
 3pc Bathroom 9.00 Ft x 4.92 Ft

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Listing Presented By:



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**Kitchen** 11.83 Ft x 11.58 Ft  
**Living room** 13.50 Ft x 16.92 Ft  
**Dining room** 11.75 Ft x 11.58 Ft  
**2pc Bathroom** 4.83 Ft x 5.33 Ft

**Bedroom** 10.42 Ft x 9.42 Ft  
**Bonus Room** 11.58 Ft x 18.92 Ft  
**Other** 6.00 Ft x 5.42 Ft