

# 13 Evansbrooke Way Calgary Alberta

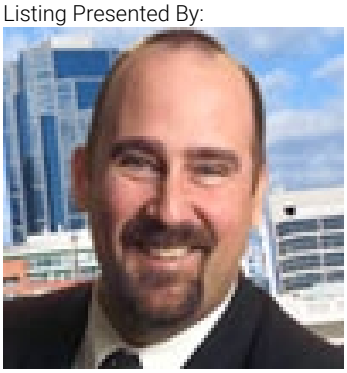
$610,000

Welcome to 13 Evansbrooke Way NW, ideally situated in the highly desirable community of Evanston. This well-appointed 4-bedroom, 2-bathroom walk-out bungalow offers an excellent blend of functional family living, thoughtful design, and exceptional outdoor space. The open-concept main floor is designed with both everyday living and entertaining in mind, featuring a spacious living room, dedicated dining area, and a well-appointed kitchen complete with a centre island and corner pantry. Down the hall, you'll find three spacious bedrooms, including a generous primary retreat featuring two large walk-through closets and convenient access through a cheater door to the 4-piece main bathroom. The fully developed walk-out basement provides exceptional versatility, featuring a fourth bedroom, a full 4-piece bathroom with heated tile flooring, and a spacious family room with built in speaker system and pot lights--ideal for entertaining, hosting guests, accommodating teenagers, or providing comfortable multi-generational living. Lower-level laundry and storage room complete this walk-out level. Step outside to a backyard designed for enjoying the outdoors. The large south-facing rear deck with natural gas hook-up is perfect for summer BBQs, morning coffee, and gatherings with family and friends, while the storage shed provides additional functionality. With plenty of room for kids, pets, and outdoor entertaining, this backyard is a true extension of the home's living space. Recent improvements include a brand-new roof, offering added peace of mind for years to come. Insulated attached double garage adds everyday convenience and features a useful storage loft for additional organization. Ideally located just steps from schools, parks, playgrounds, walking paths, shopping, and the many amenities Evanston has to offer, this thoughtfully laid-out home delivers the space, versati...

Family room 19.92 Ft x 15.08 Ft
Bedroom 13.42 Ft x 9.67 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Furnace 9.08 Ft x 11.33 Ft
Storage 10.08 Ft x 18.25 Ft
Kitchen 14.67 Ft x 12.50 Ft

Dining room 12.50 Ft x 12.75 Ft
Primary Bedroom 14.17 Ft x 10.75 Ft
Bedroom 11.58 Ft x 10.42 Ft
Bedroom 10.33 Ft x 9.00 Ft
4pc Bathroom 10.33 Ft x 4.83 Ft
Foyer 9.25 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty Canada

http://www.valeriekonechny.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 16.42 Ft x 9.67 Ft