

# 132 Evansborough Way Calgary Alberta

$585,000

THIS SATURDAY ONLY OPEN HOUSE OCT 10TH 1:00PM-3:00PM PROPERTY INSPECTOR ON SITE! **SPACE TO GROW. ROOM TO WORK. A BACKYARD TO ENJOY. AND A COMMUNITY DESIGNED AROUND FAMILY LIFE.** Welcome to 132 Evansborough Way NW! A beautifully maintained and thoughtfully appointed 4-bedroom, 4-bathroom home offering the flexibility, space, and lifestyle today's families are looking for.Step inside and you'll immediately appreciate the bright, open-concept main floor, where the spacious kitchen and large island create the perfect gathering place for busy mornings, family dinners, or entertaining friends. The main-floor office/den adds another layer of flexibility, easily adapting to a home office, bedroom, playroom, study, or whatever your family needs today and tomorrow.Upstairs, generous bedrooms provide plenty of room for the family, while the **beautifully developed basement** gives you even more space to spread out. Whether it becomes a movie room, kids' hangout, guest space, home gym, or hobby area, this is a home designed to adapt as life changes.Outside, the **level backyard and spacious deck** create your own private space to entertain, BBQ, watch the kids play, or simply unwind with the family. Add in the **large double detached garage and paved back alley**, and you have the functionality that makes everyday life that much easier.The location is just as impressive. Situated on a **quiet street ** you're within a short walk of Our Lady of Grace School and close to parks, playgrounds, pathways, the scenic Mini Canyon, shopping, restaurants, and virtually every amenity you could want. Major routes are also just minutes away, giving you easy access to the rest of the city while still enjoying the feel of a peaceful neighbourhood.**Well maintained. Beautifully appointed. Exceptionally flexible.** Whether you're a growing family looking for room to settle in or an establishe...

3pc Bathroom 5.00 Ft x 8.50 Ft

Bedroom 11.75 Ft x 11.17 Ft

Recreational, Games room 17.83 Ft x 18.33 Ft

Furnace 7.75 Ft x 12.33 Ft

2pc Bathroom 4.83 Ft x 5.42 Ft

Living room 12.92 Ft x 12.67 Ft

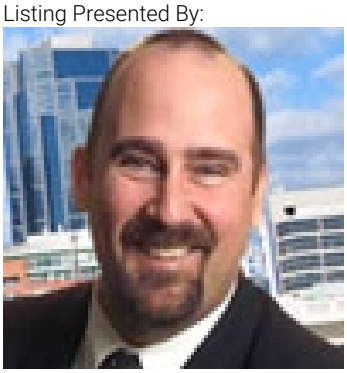
Office 12.58 Ft x 11.00 Ft

3pc Bathroom 5.58 Ft x 8.17 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Bedroom 9.50 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:
LPT Realty


**RE/MAX Realty Professionals**

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Dining room 6.00 Ft x 12.00 Ft

Foyer 5.67 Ft x 9.50 Ft

Kitchen 13.00 Ft x 11.92 Ft

Bedroom 13.00 Ft x 9.00 Ft

Primary Bedroom 13.00 Ft x 16.75 Ft

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