



23 Evansbrooke Manor Calgary Alberta

\$649,900

Prime location in Evanston! Situated on a desirable corner lot, this architecturally unique bi-level offers breathtaking, unobstructed views and a spectacular raised loft-style primary retreat. Move-in ready and exceptionally well cared for, this home reflects true pride of ownership throughout. The thoughtfully designed open-concept layout is enhanced by soaring vaulted ceilings and an abundance of natural light that fills the home with warmth. A spacious front entry welcomes you inside, leading to a generous wraparound kitchen complete with extensive cabinetry, a central island, granite countertops, stainless steel appliances, and a convenient corner pantry. The dining area offers plenty of space for gatherings and overlooks the backyard, with direct access to the sunny BBQ deck, complete with a gas connection. The inviting living room showcases a beautiful stone gas fireplace with a maple wraparound mantle. A versatile flex room on the main level can serve as a formal dining area, home office, or be converted into an additional bedroom. This level also features a second bedroom, a full 4-piece bathroom, main-floor laundry, and direct access to the double attached garage. Upstairs, retreat to your private and spacious primary suite, complete with a walk-in closet and a full 4-piece ensuite featuring a corner soaker tub and separate glass shower. The fully finished basement offers a bright recreation room with sunshine windows, a third bedroom, a 3-piece bathroom, and an office that could function as a fourth bedroom with the installation of a larger window, along with the utility/furnace room. Recent upgrades include a new shingles, eavestrough and fascia in 2025. A new High Efficiency furnace and air conditioning in 2023, adding both value and peace of mind. The backyard is fenced, a low maintenance design with room for RV parking. View the 3D tour for a step by ...

Primary Bedroom 12.92 Ft x 15.00 Ft

4pc Bathroom 7.58 Ft x 8.83 Ft

Other 7.58 Ft x 5.75 Ft

Recreational, Games room 15.92 Ft x 28.08 Ft

Bedroom 11.67 Ft x 13.17 Ft

Office 9.33 Ft x 10.92 Ft

Living room 14.92 Ft x 13.75 Ft

Kitchen 13.42 Ft x 15.42 Ft

Pantry 3.92 Ft x 4.08 Ft

Dining room 11.92 Ft x 10.50 Ft

Other 13.08 Ft x 10.00 Ft

Bedroom 13.00 Ft x 11.00 Ft

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Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://www.donpayne.ca/>

RE/MAX Realty Professionals

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3pc Bathroom 7.17 Ft x 6.92 Ft

Furnace 12.58 Ft x 11.50 Ft

Foyer 10.33 Ft x 4.67 Ft

Laundry room 6.42 Ft x 5.42 Ft

4pc Bathroom 7.58 Ft x 5.08 Ft