



## 292 Evansbrooke Way Calgary Alberta

\$680,000

Welcome to this charming 2-storey home in the heart of Evanston, a coveted family-friendly community. With 4 bedrooms, 3.5 bathrooms, this home offers 2,600 sq. ft. of total living space on a 3,950 sq. ft. lot--perfect for your family. Step inside to a cozy living room with a gas fireplace, ideal for relaxing evenings. Your open-concept kitchen provides tons of counter space for all your cooking needs, a convenient walk-through pantry, and a new LG dishwasher (2021). The adjacent dining area opens to a raised, low-maintenance deck with durable aluminium railing, perfect for outdoor dining and relaxing, with extra storage underneath. Upstairs, you'll find 3 bedrooms, including a primary suite with a separate shower, soaker tub, and walk-in closet. Your fully finished basement features a rec room with a bar area--great for entertaining, completed with an additional bedroom and full bath to provide extra convenience for guests or older children. The bonus room adds flexibility for a playroom, home office, or family space. Your double-attached garage features a built-in workbench, ideal for your DIY projects, hobbies, or extra storage needs. Built by Homes by Avi and lovingly cared for by the original owners, this home is close to schools, parks, Creekside Shopping Centre, and major routes like Stoney and Deerfoot Trail. Don't miss out on the chance to make this wonderful home yours! (id:6769)

4pc Bathroom 8.83 Ft x 7.25 Ft

4pc Bathroom 11.67 Ft x 9.83 Ft

Bedroom 9.00 Ft x 11.42 Ft

Bedroom 11.58 Ft x 10.92 Ft

Family room 19.08 Ft x 12.42 Ft

Primary Bedroom 15.58 Ft x 14.67 Ft

4pc Bathroom 10.75 Ft x 5.67 Ft

Bedroom 11.00 Ft x 14.67 Ft

Recreational, Games room 14.67 Ft x 28.00 Ft

Furnace 9.50 Ft x 10.42 Ft

2pc Bathroom 3.58 Ft x 7.50 Ft

Dining room 11.00 Ft x 9.17 Ft

Foyer 11.67 Ft x 11.50 Ft

Kitchen 11.00 Ft x 9.83 Ft

Laundry room 9.00 Ft x 11.42 Ft

Living room 14.08 Ft x 17.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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