

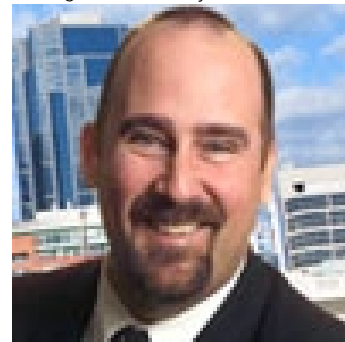


32 Evansborough Hill Calgary Alberta

\$1,199,988

Beautifully positioned on a quiet cul-de-sac, this exceptional home offers a rare opportunity to own one of the few coveted south-facing ravine lots, offering a unique setting and exceptional appeal. Set on a large pie-shaped lot backing onto walking paths and natural green space, this impressive 2-storey home pairs inviting indoor spaces with exceptional outdoor living. A charming front porch invites peaceful morning coffees before stepping inside to a thoughtfully designed main floor with rich hardwood flooring and an inviting front den, ideal for a quiet home office or study. The open-concept layout unfolds into a spectacular open-to-above living room, where a soaring full-height stone fireplace makes a striking focal point and oversized windows frame the picturesque surroundings. Entertaining comes naturally in the chef's kitchen, complete with granite countertops, premium KitchenAid appliances, a gas stove and an expansive island with casual breakfast bar seating. Adjacent dining space is encased in windows, bringing beautiful views to every meal. A walk-through pantry simplifies grocery unloading, while a mudroom with built-in storage, convenient powder room and main floor laundry keep busy households organized. An open-to-below office nook on the upper level adds another flexible workspace, complemented by a spacious bonus room ideal for movie nights, hobbies or family gatherings. Wake up to beautiful views from the primary retreat, where a generous ensuite invites relaxation with dual vanities, a deep soaker tub and separate shower. 2 additional bedrooms and a 4-piece bathroom complete the upper level. Downstairs, the fully finished walkout basement is designed for entertaining, boasting a large pub-style bar with a striking feature wall, expansive island with seating and a dedicated wine canteen, perfect for convening with friends and family. Gather for ga...

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

RE/MAX Realty Professionals

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Recreational, Games room 29.58 Ft x 19.58 Ft

Bedroom 14.50 Ft x 14.00 Ft

3pc Bathroom 9.25 Ft x 5.00 Ft

Foyer 6.83 Ft x 10.08 Ft

Living room 15.33 Ft x 15.08 Ft

Kitchen 15.58 Ft x 13.00 Ft

Pantry 5.33 Ft x 8.25 Ft

Dining room 15.58 Ft x 9.00 Ft

Den 10.58 Ft x 11.83 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Bonus Room 18.92 Ft x 15.25 Ft

Other 6.08 Ft x 6.75 Ft

Primary Bedroom 15.42 Ft x 17.25 Ft

Other 7.17 Ft x 7.42 Ft

Bedroom 14.92 Ft x 10.00 Ft

Bedroom 11.67 Ft x 12.08 Ft

5pc Bathroom 14.92 Ft x 11.50 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

