



38 Evansbrooke Manor Calgary Alberta

\$724,900

Welcome to this beautifully maintained 2-storey home in the family-friendly community of Evanston, perfectly situated on a quiet cul-de-sac just steps from schools, parks, and nearby shopping. Offering over 2,400 sq. ft. of developed living space, this home provides exceptional functionality for large or multi-generational families. The main floor features an inviting open layout with a bright living area, a well-appointed kitchen, and a dining space that opens to the backyard deck—ideal for entertaining or family barbecues. Upstairs, you'll find four spacious bedrooms, including a primary suite with a private ensuite and lots of natural light. The fully developed basement adds even more flexibility with an additional bedroom, full bathroom, and a cozy rec room perfect for movie nights or game nights. Recent updates include a new roof, downspouts, and fascia (2024), fresh paint throughout, and new deck boards (2024). Additional highlights include central A/C, a double attached garage that's insulated, equipped with an electric heater and epoxy floors, and a large fenced yard with multiple storage sheds. Enjoy easy access to Stoney Trail and Deerfoot, nearby schools, and an abundance of shopping and amenities. This is a rare find with 4 bedrooms upstairs—a perfect fit for growing families seeking space, comfort, and convenience in one of Calgary's most desirable northwest communities. (id:6769)

4pc Bathroom 5.50 Ft x 11.75 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Bedroom 9.33 Ft x 11.50 Ft
Bedroom 11.67 Ft x 13.92 Ft
Bedroom 12.92 Ft x 15.50 Ft
Primary Bedroom 17.33 Ft x 19.00 Ft
3pc Bathroom 12.17 Ft x 5.33 Ft
Bedroom 11.58 Ft x 15.00 Ft

Recreational, Games room 12.00 Ft x 22.42 Ft
Furnace 11.42 Ft x 9.17 Ft
2pc Bathroom 5.17 Ft x 4.92 Ft
Dining room 13.08 Ft x 11.08 Ft
Foyer 12.67 Ft x 9.58 Ft
Kitchen 15.42 Ft x 12.33 Ft
Living room 12.08 Ft x 15.33 Ft
Other 4.83 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

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

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