

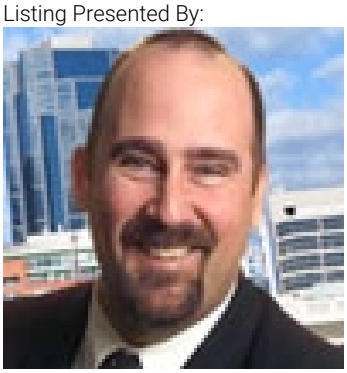
40 Evansfield Manor Calgary Alberta

$949,000

THE BEST PRICED WALK-OUT HOME BACKING DIRECTLY ONTO GREEN SPACE & PARK PATHWAYS! Welcome to this exceptional 2-storey detached residence in the coveted NW Calgary community of Evanston. Boasting over 2,751 SF of beautifully designed above-grade living space plus a fully finished walkout basement, this pristine 5-bedroom, 3.5-bathroom home offers the perfect blend of luxury, functionality, and location. The main floor features a seamless open-concept layout designed for both comfortable family living and grand entertaining. A spacious front flex room makes for the perfect home office, leading into a sun-drenched living area. The chef-inspired kitchen is a true showstopper, complete with premium built-in appliances, ample cabinetry, and a gorgeous leathered granite island as the centerpiece. The adjacent dining area opens directly onto a massive rear deck an idyllic setting for summer BBQs while enjoying peaceful, unobstructed views of the park. Upstairs, a massive bonus room serves as the ideal family lounge. The upper level hosts 4 incredibly generous bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. In a rare and highly functional design, every single one of the 3 additional upper bedrooms also features its own private walk-in closet! The fully finished walkout basement expands your living options significantly. It features a large recreation room, a sleek wet bar, a full bathroom, and a spacious 5th bedroom making it the ultimate setup for guests, extended family, or an entertainment hub. Step outside to your covered lower patio and enjoy immediate access to the community's pathway system. Perfectly positioned just minutes from top schools, shopping, playgrounds, and major routes including Stoney Trail. This is an incredible opportunity to own a turnkey, large-scale family home in one of the North's most desirable communitie...

Bedroom 12.58 Ft x 10.92 Ft
Furnace 10.17 Ft x 10.92 Ft
3pc Bathroom 8.42 Ft x 6.33 Ft
Recreational, Games room 24.25 Ft x 25.75 Ft
Foyer 9.92 Ft x 9.58 Ft
Bedroom 10.00 Ft x 13.00 Ft
Bedroom 10.92 Ft x 9.92 Ft
5pc Bathroom 11.17 Ft x 7.17 Ft
Bedroom 10.33 Ft x 11.00 Ft
Family room 17.42 Ft x 15.50 Ft

Listing Presented By:



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2pc Bathroom 5.25 Ft x 8.00 Ft
Other 10.50 Ft x 6.00 Ft
Bonus Room 9.92 Ft x 10.58 Ft
Living room 17.92 Ft x 11.92 Ft
Kitchen 22.25 Ft x 14.58 Ft

Laundry room 9.00 Ft x 7.08 Ft
Other 6.50 Ft x 12.25 Ft
5pc Bathroom 11.33 Ft x 12.17 Ft
Primary Bedroom 15.92 Ft x 14.42 Ft