



## 444 Evanston View Calgary Alberta

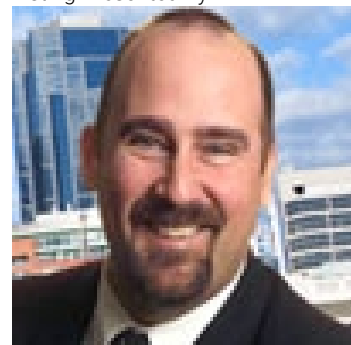
\$850,000

Welcome to your dream home in the highly sought-after community of Evanston! This beautifully maintained and extensively upgraded 5-bedroom home offers over 3,400 sq ft of developed living space designed with families in mind. With 4 spacious bedrooms upstairs, a walk-up basement with separate entrance, and an oversized garage with workshop potential, this home truly has it all! Step inside to find gleaming hardwood floors, 9' knockdown ceilings, and a bright, open layout. The main floor features a formal dining room with tray ceiling, a cozy living room with gas fireplace, and a chef's kitchen with granite countertops, tiered island, stainless steel appliances (including a new GE steam-clean gas range), and classic cabinetry. Enjoy your morning coffee in the sunny breakfast nook overlooking the backyard with deck, patio, garden, and gas BBQ line. Need a home office? There's one here too--plus a convenient powder room on the main floor. Upstairs, you'll find a vaulted bonus room, laundry with LG washer/dryer (2022), and 4 large bedrooms including a serene primary retreat with a 5-piece ensuite featuring a soaker tub, dual vanity with granite, and walk-in closet. The developed basement boasts laminate flooring, a tasteful 3-piece bath, 2 bedrooms, and a separate entrance--perfect for creating a legal suite (just add a kitchen!). The covered entrance adds privacy and functionality. Recent upgrades include: New roof, siding, gutters & flashing (March 2025) Permanent outdoor lighting (2025, 5-yr warranty) Solar panels (2022) Tesla EV charging station (2023) Two Lennox A/C units (2022), humidifiers, & smart thermostats Reverse osmosis water system, Wi-Fi water softener & shutoff, garburator, and more New light-toned paint, duct cleaning (2025) Upgraded lighting, zebra blinds with remote, and sensor hallway lights Enjoy the beautifully landscaped yard, freshly stained deck & fence, a...

Bedroom 11.00 Ft x 8.75 Ft  
Family room 25.83 Ft x 19.92 Ft  
3pc Bathroom 9.42 Ft x 6.42 Ft  
Living room 15.58 Ft x 13.25 Ft  
Dining room 11.00 Ft x 10.42 Ft  
Foyer 8.58 Ft x 5.58 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft  
Bonus Room 23.92 Ft x 15.50 Ft  
Other 8.00 Ft x 5.58 Ft  
Bedroom 12.42 Ft x 10.00 Ft  
Bedroom 12.33 Ft x 10.92 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft

Listing Presented By:



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<http://www.manishasellscalgary.ca/>

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Office 10.83 Ft x 9.83 Ft

Kitchen 14.42 Ft x 11.08 Ft

Breakfast 9.92 Ft x 9.92 Ft

Other 7.58 Ft x 5.67 Ft

Primary Bedroom 14.83 Ft x 14.25 Ft

5pc Bathroom 12.92 Ft x 9.92 Ft

Bedroom 11.33 Ft x 10.00 Ft