



## 97 Evansbrooke Way Calgary Alberta

\$725,000

Move your family in before Christmas and enjoy the holidays in your new home. This well-maintained two-storey offers over 2,080 sq.ft. above grade with a fully developed walk-out basement, set on a quiet street in the Creekside area of Evanston. Families will appreciate being a very short walk to Kenneth D. Taylor School, with three additional schools located within the community, making daily routines easy and convenient. The main floor features a practical layout with a front office, refinished hardwood floors that continue up the staircase and throughout the upper level, and the removal of popcorn ceilings in favour of a modern textured finish. The kitchen offers quartz counters, new tile backsplash, stainless steel appliances and a walk-through pantry connecting to the laundry and garage entry, while the living room centers around an upgraded gas fireplace and the dining area opens to an oversized Duradek-covered deck with a gas line and BBQ included. Upstairs are three bedrooms plus a spacious enclosed bonus room that works well as a family or media room, or could easily serve as a fourth bedroom. The primary suite is generous in size and features a walk-in closet and an updated ensuite with dual sinks, a soaker tub and a separate shower. The walk-out basement provides a comfortable media and entertainment space with built-in TV, speakers, gas fireplace and wet bar, leading to a covered patio with privacy shades and a landscaped yard with grass and trees. Recent updates include a new roof (2024) and hot water tank (2022). Located steps from parks, pathways and nearby shopping at Creekside and Evanston Towne Centre, with quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function and family convenience. (id:6769)

Recreational, Games room 24.00 Ft x 23.50 Ft

Other 7.67 Ft x 6.50 Ft

Furnace 24.33 Ft x 16.00 Ft

Living room 13.75 Ft x 13.25 Ft

Kitchen 12.00 Ft x 11.42 Ft

Office 8.58 Ft x 8.50 Ft

Dining room 13.42 Ft x 11.83 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

Primary Bedroom 13.83 Ft x 12.00 Ft

Bedroom 10.00 Ft x 9.58 Ft

Bedroom 10.00 Ft x 9.42 Ft

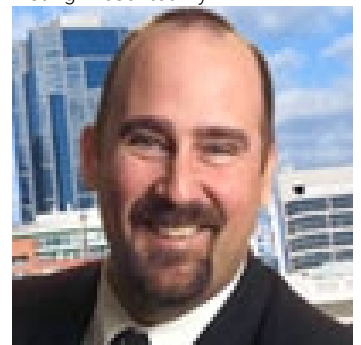
Bonus Room 19.08 Ft x 14.50 Ft

5pc Bathroom 12.83 Ft x 12.50 Ft

4pc Bathroom 10.08 Ft x 5.08 Ft

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