

## 116 Evansbrooke Landing NW Calgary, Alberta

**MLS # A2230556**



**\$897,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Fridge in basement, dishwasher in basement, tv mount in bedroom, white shelves in bonus room

**\*\*OPEN HOUSE JUNE 22, 2PM-4:30PM CANCELLED\*\*** PRIDE OF OWNERSHIP shines throughout this immaculately maintained home with over 3,650 sq.ft. of DEVELOPED LIVING SPACE, located on a QUIET CUL-DE-SAC in one of Calgary's most sought-after communities. This versatile home is perfect for anyone, offering the flexibility to accommodate extended family or a rental option. Backing onto a SCENIC RAVINE with walking and biking paths, and just steps from parks, schools, shops, dining, and more—this home offers the perfect balance of nature and convenience. FRESHLY PAINTED THROUGHOUT in Fall 2024, featuring NEW TRIM and BASEBOARDS, gleaming HARDWOOD FLOORS, and an inviting open-to-above foyer that floods the large entryway with natural light. The main level boasts an office or flex room with a window, a spacious kitchen with ample cabinetry, newer STAINLESS STEEL APPLIANCES, a NEW BACKSPLASH and a large island that seats four—perfect for entertaining or for the family. The adjoining dining area comfortably seats 8+ and opens to a bright living room with a cozy GAS FIREPLACE. Enjoy sunsets from the EXPANSIVE WEST FACING COMPOSITE DECK overlooking the LUSH RAVINE and PIE-SHAPED YARD. Upstairs you'll find THREE GENEROUS BEDROOMS, including a well-appointed primary suite. A pocket door provides added privacy by separating the primary suite from the hallway and secondary bedrooms—an ideal feature for quiet and comfort. A LARGE BONUS ROOM which could easily be converted into a fourth bedroom and an UPDATED 4-PIECE BATHROOM complete the upper level. The walk-out basement is bright and open, offering an ILLEGAL ONE BEDROOM SUITE with large windows, PLUS DEN with a SEPARATE ENTRANCE.

Additional highlights include AIR CONDITIONING (2020), UNDERGROUND SPRINKLER SYSTEM, NEW ROOF (June 2025), and LOADS OF PARKING. Just a 5-minute walk to the elementary school and only 3 minutes to a nearby park. Step out from your backyard into the beautiful green space and enjoy the convenience of walking to the grocery store, gyms, coffee shops, restaurants, pubs and more! This rare ravine-backing gem truly has it all—space, style, location, and functionality. Don't miss your chance to call it home!