

## 25 Evansview Manor NW Calgary, Alberta

**MLS # A2232276**



# \$774,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Garden, No Neighbours Behind, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** All appliances in basement

\$25K price drop! Nestled in the heart of Evanston in Evansview, this stunning 2 storey home with just over 2900 sq. ft. of TOTAL LIVING SPACE, boasting a WALKOUT lot with NO NEIGHBOURS BEHIND and a BRAND NEW ROOF (2025). This home offers a perfect blend of thoughtful design and pride of ownership, featuring 4 bedrooms and 2.5 baths above, living room on main level, BONUS room on upper level and a nook on main level. An additional WALKOUT Basement, ideal for extended family or mortgage helper. An east facing backyard brings in tons of NATURAL light especially with the LARGE windows on the main level. The backyard also has beautiful brick masonry work, a stone patio and large CONCRETE STEPS that lead up to the front which is ideal to access the basement during the snowy Calgary winters. The bright and OPEN main floor greets you with a well-thought-out layout. The living area is artfully delineated by a GAS fireplace, creating a cozy ambiance. The kitchen is a chef's delight, showcasing a custom cabinetry, all Stainless Steel appliances, a gas stove, and ample GRANITE counter and cabinet space. A large WALK-IN PANTRY with ample shelving provides a lot of storage room. Completing the main floor is a 2-piece bathroom and an office/den. A large vinyl DECK is ready for you to enjoy the sunny summer days with picturesque views of nose hill park and shaganappi trail. The second floor offers an expansive primary bedroom with a 5-PIECE ENSUITE featuring a shower, large tub, his and her sinks and spacious WALK-IN closet. Two additional generously sized bedrooms, each has its own access to the shared main bathroom. A large BONUS room is the perfect spot for movie nights or a play area. Conveniently located laundry room with generous shelving is also on this level. The fully finished WALKOUT basement has been

transformed into an illegal suite, featuring an OPEN living and kitchen area, a 4th bedroom, large den/office and a 4-piece bathroom. Abundant STORAGE SPACE is available, along with a DEN and a STORAGE ROOM. You will love living in this incredible location, with no neighbors behind you, walking paths, a creek and a green space - this is a rare find! Evanston itself is a fantastic established family-friendly community with numerous parks, green spaces, multiple schools (property in allocated zone) including a new junior high which is under construction, daycares, and convenient shopping options within walking distance. Don't wait, call your favorite agent to book your showing today before it is gone!!