

**152 Evansborough Way NW**  
**Calgary, Alberta**

**MLS # A2256817**



**\$788,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                        |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey                                        |               |                   |
| <b>Size:</b>     | 2,472 sq.ft.                                    | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Lawn |               |                   |

|                    |                                                                                                                  |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage |                   |     |

**Inclusions:** N/A

Former show home in desirable Evanston with upgrades throughout, offering 2,472 sq. ft. RMS living space plus a walkout basement. The main floor features 9 ft ceilings, a spacious foyer, open living and dining areas, and a chef-inspired kitchen with walk-through pantry. A mudroom with laundry connects directly to the garage for convenience. The upper level includes a vaulted bonus room, perfect for family time, and a luxurious primary suite with French doors. The ensuite offers a soaker tub, stand-up shower, dual sinks, skylight, and a large walk-in closet. Two additional bedrooms with generous closets and wide hallways provide ample room for a growing family. The walkout basement is partially finished with framing, electrical, HVAC, internet, and plumbing all completed, fully inspected, and approved by the City. This also includes high-end bathroom fixtures—uninstalled water closet, vanity, and glass shower cubicle—which are part of the sale, adding exceptional value and future potential. A private backyard offers space for kids to play and enjoy. Close to schools, parks, shopping, and all amenities, this home blends elegance, comfort, and functionality in a prime location.