

24 Evansbrooke Point NW
Calgary, Alberta

MLS # A2293072



\$675,000

Division:	Evanston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,560 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Back Lane, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: Laundry room cabinets, lawn mower, shelving in the garage(front wall)

Welcome to this spacious and beautifully maintained bi-level tucked away on a quiet cul-de-sac, offering approximately 2,500 sq ft of developed living space. With 5 bedrooms and 3 full bathrooms, this home provides exceptional space and flexibility for growing families or those seeking a layout with fewer stairs. The bright main living area features vaulted ceilings, large windows, and a cozy fireplace, creating a warm and inviting space to relax or entertain. The kitchen is designed for both functionality and gathering, complete with an oversized centre island, pantry, breakfast bar, and s/s appliances. One of the home's standout features is the huge upper-level primary retreat, complete with its own ensuite bathroom. The fully finished lower level adds two additional bedrooms, a large family room, storage space, and a full bathroom, making it perfect for teenagers, extended family, or flexible living space. Outside, the large fenced yard offers plenty of room for outdoor enjoyment, whether it's gardening, relaxing on the deck, or creating your own backyard retreat. The property is ideally situated close to parks, playgrounds, schools, shopping, and just steps from the pathway system, making it a great location for families looking to combine space, comfort, and everyday convenience. This home has been well maintained and updated over the years, including upgraded shingles and eavestroughs, several new triple-pane windows, laminate flooring, updated lighting, a newer garage door, a high-efficiency furnace, and a newer hot water tank, providing peace of mind for years to come. Call today to book your showing!