

**84 Evansview Manor NW**  
**Calgary, Alberta**

**MLS # A2320352**



**\$789,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,307 sq.ft.	<b>Age:</b>	2012 (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>	Back Yard, Cleared, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained family home in the highly sought-after community of Evanston! This spacious 4-bedroom with central air-conditioning home offers the perfect blend of comfort, functionality, and style. The impressive primary suite serves as a private retreat, featuring spectacular views, a generous walk-in closet, and a large ensuite bathroom designed for relaxation. At the heart of the home is a bright and spacious kitchen with abundant cabinetry, ample counter space, and plenty of room for family gatherings and entertaining guests. The inviting living room is filled with natural light from large south-facing windows and is anchored by a cozy fireplace, creating a warm and welcoming atmosphere year-round. The fully finished walkout basement adds valuable living space and exceptional versatility. Complete with a wet bar and a custom-installed mirrored wall, it's perfectly suited for a home gym, fitness studio, yoga room, dance practice, or additional entertainment area. Step outside and enjoy the convenience of living close to shopping centres, grocery stores, public transit, parks, recreational facilities, and schools within walking distance—making this an ideal home for growing families. Don't miss this opportunity to own a move-in-ready home in one of Northwest Calgary's most desirable communities!