

**187 Evansfield Way NW**  
**Calgary, Alberta**

**MLS # A2330017**



**\$799,999**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 2,294 sq.ft.                                                           | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Oversized                       |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Garden, Low Maintenance Landscape, No Neighbours Behind, Rectangular L |               |                   |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                                                                                                                                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Hot Tub, Shed                                                                                                                                                                                                             |                   |     |

Welcome to this exceptional family home offering over 3,100 sqft of developed living space in the highly sought-after community of Evanston! Perfectly situated on a quiet street with no neighbours behind, this beautifully maintained property combines spacious living, thoughtful upgrades, and an unbeatable location close to schools, parks, playgrounds, and everyday amenities. Step inside to a spacious foyer opening into a bright, open-concept main floor designed for everyday living and entertaining. The L-shaped kitchen features quartz countertops, an oversized island with a gas range, stainless steel appliances, and ample cabinetry. The adjacent dining area accommodates family meals and flows onto the sunny south-facing deck; ideal for BBQs and outdoor relaxation. The living room offers an inviting atmosphere with natural light, while hardwood flooring throughout adds warmth and continuity. A convenient 2-piece bathroom completes this level. Upstairs, a large bonus room with a custom built-in workstation provides a versatile space for remote work, homework, or movie nights. The spacious primary retreat includes a walk-in closet and a 5-piece ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms offer flexibility for family or guests. A 4-piece bathroom and upper-floor laundry add convenience. The fully developed basement expands your living space with an expansive recreation room highlighted by a stylish feature wall, an additional bedroom, a versatile gym room that can easily be converted into a home office, hobby room, playroom, or flex space, plus a dedicated storage room. Outside, enjoy the low-maintenance landscaping with artificial turf in both the front and rear yards, along with no rear neighbours for added privacy. The oversized heated garage is perfect for hobbyists and car enthusiasts, complete with epoxy

flooring. Additional upgrades include central air conditioning, plus a new roof, siding, and garage door completed in 2025 for peace of mind. Located in the heart of Evanston, this home is just minutes from schools including Kenneth D. Taylor School, Our Lady of Grace School, and St. Josephine Bakhita School, as well as parks, playgrounds, walking paths, and a wide range of shopping, dining, and everyday amenities. The community is known for its extensive pathway system, green spaces, and strong family-friendly atmosphere. This is an exceptional opportunity to own a home that delivers space, upgrades, location, and lifestyle. Book your private showing today and experience everything this incredible home has to offer!