

148 Evansborough Way NW Calgary, Alberta

MLS # A2339375



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,514 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

Welcome to this spacious and well-maintained home in the sought-after community of Evanston, offering over 2,500 sq. ft. above grade plus a fully developed basement with legal secondary suite—perfect for families or those seeking mortgage-helping rental income. The bright main floor features 9-foot ceilings, hardwood flooring, a cozy living room with a gas fireplace, and a well-appointed kitchen complete with granite countertops, raised cabinetry, a gas stove, and a walkthrough pantry. A convenient main floor laundry room and ample storage add to the home's functionality. Upstairs you'll find a large bonus room, a spacious primary bedroom with a walk-in closet and private ensuite featuring a custom tiled shower, along with two additional bedrooms and a full bathroom. The fully finished secondary suite offers its own private entrance, kitchen, living area, two bedrooms, full bathroom, and separate laundry. Outside, enjoy a fully fenced backyard backing onto open green space with no rear neighbours, while being conveniently located close to schools, parks, shopping, transit, and major roadways. This exceptional home offers the perfect combination of space, functionality, and investment potential.