587-899-3773
justin@realtyaces.ca

20 Evanswood Circle NW
Calgary, Alberta

MLS # A2352472

$619,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,079 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Gas heater in garage

Picture your mornings here: coffee on the deck as the sun rises over a quiet, fully fenced backyard. Then picture your evenings, with the sky glowing over the ball diamond and open fields right across the street. This former Pacesetter showhome gives you a view you can’t build and a home that’s ready for you to move in and start living. The hard part is already done. Over the past three years, the owners have invested over $80,000 in the things that bring real peace of mind: Class 4 impact-resistant shingles, new eavestroughs, fresh siding with cement board across the front and vinyl at the side and back, six new triple-pane windows, a new front door and garage door, plus a new furnace, stove and dishwasher. Central air keeps summers comfortable. You get to skip the big projects and spend your weekends enjoying your home instead. Step inside and the main floor feels open and welcoming, with 9' ceilings and rich hardwood. The kitchen is made for gathering, with white shaker cabinets, quartz counters, a pantry and a raised eating bar where friends can pull up a seat while you cook. On cold nights, the gas fireplace with its stacked-stone surround becomes the heart of the living room, and built-in speakers let the music follow you upstairs. A mudroom off the garage keeps boots and backpacks where they belong. Upstairs, everyone has room to breathe. The primary bedroom looks West, out over the playing fields through a wall of windows, with a walk-in closet and a 5-piece ensuite where a soaker tub waits at the end of a long day. Two more generous bedrooms share a full bath, a separate bonus room is ready for movie nights, and an open nook at the top of the stairs makes a cozy spot for reading or homework. Laundry is right where the clothes are. The basement is a blank canvas with two large windows and a bathroom rough-in, so

you can add a gym, guest space or rec room when the time is right. The heated double garage means warm starts on winter mornings and a comfortable spot for weekend projects. All this with Stoney Trail minutes away, schools, shopping and transit close by, and green space across the street for evening walks, games of catch and wide-open views. Homes facing the fields don’t come up often. Book your showing and see it for yourself.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.