



GRASSROOTS
REALTY GROUP

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19 Evansbrooke Point NW
Calgary, Alberta

MLS # A2227419



\$989,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,989 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Stunning Fully Renovated Home Backing onto Ravine in Evanston | Over \$100K in Upgrades! This beautifully renovated 3-bedroom, 4-bathroom home offers over 2,700 sq ft of stylish living space and backs directly onto a scenic ravine and pathway system. Set on a large west-facing lot surrounded by mature trees and green space, this home delivers privacy, tranquility, and incredible views year-round! Recent upgrades—valued at over \$100K—include a brand new roof, all new flooring and paint, new interior doors, storm doors, upgraded hardware, window coverings, and a stunning FULLY renovated kitchen with all new high end appliances! Step outside to your expansive new deck with frameless glass railings, perfectly positioned to enjoy breathtaking ravine views and peaceful surroundings. Upstairs features a large bonus room, a spacious primary retreat with a luxurious ensuite, and two additional bedrooms, perfect for families. The fully finished basement offers a spacious recreation room complete with a wet bar, ideal for family movie nights or entertaining guests. With 9-foot ceilings on both the main floor and basement, this home feels so open and inviting! The upgrades are endless, additional features include central air conditioning, a water filtration system, water softener, central vacuum, walk through pantry, and even soundproofing between the main floor and basement! Located on a large lot in a quiet, family-friendly culdesac of Evanston, this home is just minutes from schools, parks, grocery stores, shops, and the brand-new GoodLife Gym & Wellness Centre. Quick access to Simon's Valley Road and Parkway makes commuting a breeze. Truly move-in ready, this exceptional home combines thoughtful design, quality craftsmanship, and a coveted location—your dream home awaits! Don't miss your chance to own

this exceptional ravine property.