



**95 Evansborough Common NW
Calgary, Alberta**

MLS # A2236796



\$610,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Soaking Tub, Stone Counters		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Garage Door Opener, Hot tub (negotiable)

Open House May 2 1-3 p.m.Step into a home that blends thoughtful design with everyday luxury. From the moment you walk in the front door, you're welcomed by a built-in bench and a perfectly placed closet between the front and garage entrance doors — making daily comings and goings effortless. The open-concept kitchen is made for connection. Whether you're cooking with the kids or hosting friends, the layout keeps you in the heart of the action. A dedicated coffee bar (complete with a wine rack) means your mornings and evenings are equally caffeinated and elevated. This kitchen is equipped with a pantry and a new stove (2025)! The living room invites you to unwind in front of the gas fireplace, featuring a charming mantle that sets the tone for cozy nights in. Off of the dining room is the entrance to the SUNNY SOUTH backyard deck, enjoy a BBQ dinner around the table and then cap off the night with dessert on the back deck in the evening sun. Upstairs, you'll find a flexible bonus room and a smartly placed dedicated laundry room between the bedrooms — no more running loads up and down stairs. Kids and guests will appreciate having their own bathroom conveniently located nearby, keeping everyone comfortable and organized. And for the work-from-home crowd? The "Cloffice" is a cleverly designed closet office that gives you the dedicated workspace you need without sacrificing square footage. Recent upgrades include a new roof (2025), new siding (2025), garage door (2025), and triple-pane windows at the front of the home (2025). In the basement you will find a spacious rec room, with a bedroom and a bathroom perfect for hosting guests or a teenager's oasis. All of this is located in Evanston — one of NW Calgary's thoughtful live-work-play communities. Known for its walkable schools like Our Lady of Grace,

abundant green spaces, and quick access to shopping (Evanston Towne Centre & Creekside Shopping Centre nearby), Stony Trail, and the airport, Evanston is where community meets convenience. Book a showing with your favourite REALTOR® today!