



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

169 Evansbrooke Way NW
Calgary, Alberta

MLS # A2237580



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Stunning New Build backing a natural reserve in Creekside. Discover this exceptional brand new custom home by reputable builder, Crafted Edge Homes - ideally positioned on a south-facing, tree-lined lot backing onto a tranquil natural reserve. Designed with both style and function in mind, this home offers a thoughtfully crafted layout and high-end finishes throughout. The main floor welcomes you with wide-plank engineered hardwood and a calming, neutral palette. The piece-de-resistance is a double-height living room featuring soaring vaulted ceilings and a striking gas fireplace as the focal point. The gourmet kitchen is a dream for entertainers and home chefs alike, providing ample custom cabinetry, stainless steel appliances, and a generous walk-through pantry that flows seamlessly into the mudroom and laundry area. A private main floor office offers the perfect work-from-home setup. Upstairs, the bright and airy primary suite is secluded and completed with a walk-in closet + spa-inspired ensuite with a tiled walk-in shower and expansive vanity. Two additional bedrooms are generously sized and share a large four-piece bathroom. The fully-finished walk-out basement expands your living space with a spacious family/rec room, TWO bedrooms + full bathroom—ideal for guests and growing families. Conveniently located close to schools, shops, restaurants, transit, and local parks and playgrounds.