



GRASSROOTS
REALTY GROUP

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

25 Evansview Manor NW
Calgary, Alberta

MLS # A2244376



\$749,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Garden, No Neighbours Behind, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

SIGNIFICANT PRICE DROP!..... Nestled in the heart of Evanston in Evansview, this stunning 2 storey home with just over 2900 sq. ft. of **TOTAL LIVING SPACE**, boasting a **WALKOUT** lot with **NO NEIGHBOURS BEHIND** and a **BRAND NEW ROOF (2025)**. This home offers a perfect blend of thoughtful design and pride of ownership, featuring 4 bedrooms and 2.5 baths above, living room on main level, **BONUS** room on upper level and a nook on main level. An additional **WALKOUT** Basement, ideal for extended family or mortgage helper. An east facing backyard brings in tons of **NATURAL** light especially with the **LARGE** windows on the main level. The backyard also has beautiful brick masonry work, a stone patio and large **CONCRETE STEPS** that lead up to the front which is ideal to access the basement during the snowy Calgary winters. The bright and **OPEN** main floor greets you with a well-thought-out layout. The living area is artfully delineated by a **GAS** fireplace, creating a cozy ambiance. The kitchen is a chef's delight, showcasing a custom cabinetry, all **Stainless Steel** appliances, a gas stove, and ample **GRANITE** counter and cabinet space. A large **WALK-IN PANTRY** with ample shelving provides a lot of storage room. Completing the main floor is a 2-piece bathroom and an office/den. A large vinyl **DECK** is ready for you to enjoy the sunny summer days with picturesque views of nose hill park and shaganappi trail. The second floor offers an expansive primary bedroom with a 5-PIECE **ENSUITE** featuring a shower, large tub, his and her sinks and spacious **WALK-IN** closet. Two additional generously sized bedrooms, each has its own access to the shared main bathroom. A large **BONUS** room is the perfect spot for movie nights or a play area. Conveniently located laundry room with generous shelving is also on this level. The fully finished **WALKOUT** basement has been

transformed into an illegal suite, featuring an OPEN living and kitchen area, a 4th bedroom, large den/office and a 4-piece bathroom. Abundant STORAGE SPACE is available, along with a DEN and a STORAGE ROOM. You will love living in this incredible location, with no neighbors behind you, walking paths, a creek and a green space - this is a rare find! Evanston itself is a fantastic established family-friendly community with numerous parks, green spaces, multiple schools (property in allocated zone) including a new junior high which is under construction, daycares, and convenient shopping options within walking distance. Don't wait, call your favorite agent to book your showing today before it is gone!!