



GRASSROOTS
REALTY GROUP

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26 Evansbrooke Manor NW
Calgary, Alberta

MLS # A2248314



\$549,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: Hood Fan

Discover your dream home in the heart of Evanston—a vibrant, family-oriented community known for its scenic green spaces, excellent schools, and welcoming atmosphere. Nestled on a quiet cul-de-sac, this beautifully maintained property offers a perfect blend of modern upgrades, thoughtful design, and everyday convenience. As you enter the home, you’ll notice the open concept kitchen and living area, complete with a fireplace. As you move upstairs, you will find a spacious master bedroom, two additional bedrooms, and a full bath. The basement is undeveloped with a rough in for a full bathroom, allowing you to put your own personal touch to your new home.

Key Features & Upgrades

- New Roof & Siding — Installed November 2024 for years of worry-free living
- Freshly Painted Interior — Bright, neutral tones to suit any style
- Spacious Master Bedroom with 3 piece bedroom set included.
- Unfinished Basement including rough in for a full bathroom.
- Hot Water Tank (2022) — Energy-efficient and reliable
- Included High-End Appliances — Whirlpool French Door Fridge & Panasonic Microwave (2021)
- Kenmore HE Front Load Washer & Dryer
- Samsung TV in secondary bedroom
- Maytag Dishwasher
- Frigidaire Electric Stove/Oven
- Outdoor Living
- Large, Fenced Private Yard — Complete with deck and patio furniture for summer entertaining
- Storage Shed — Ideal for tools, bikes, and seasonal items
- Hard-Wired 8-Camera CCTV System — Enhanced security and peace of mind
- 2-Car Garage + Driveway Parking for 2 — Ample space for family and guests

Community Highlights

- Top-Rated Schools Nearby — Including Kenneth D. Taylor School
- Pathways & Parks — 6.3 km of scenic walking trails,

playgrounds, and sports fields • Shopping & Dining – Evanston Towne Centre, Creekside Shopping Centre, Crossiron mills, and local shops within minutes • Wellness & Fitness – Gyms, yoga studios, and dance centers close by • Easy Commuting – Quick access to Stoney Trail, Deerfoot Trail, and reliable transit • Year-round family friendly events organized by the community • A new 18 lane bowling alley nearby along with state-of-the-art arcade This home offers more than just a place to live—it's a lifestyle. With its recent upgrades, versatile living spaces, and prime location, it's move-in ready for its next owners to create lasting memories. Don't wait, book your showing today.