



**GRASSROOTS**  
REALTY GROUP

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**57 Evansbrooke Park NW**  
**Calgary, Alberta**

**MLS # A2260209**



**\$719,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 1,957 sq.ft.                                                           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, |               |                   |

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                     |
| <b>Floors:</b>     | Carpet, Vinyl Plank                            |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade            |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                |
| <b>Foundation:</b> | Poured Concrete                                |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** NA

Prepare to be impressed by this beautifully upgraded two-story walkout home, perfectly situated on a quiet street in the heart of Evanston (over \$90,000 spent on upgrades). With exceptional curb appeal and backing onto a the ridge and green space with walking paths and a creek, this home offers the perfect blend of elegance, functionality, and location. Step inside to discover a bright, open-concept main floor with 9' ceilings, large windows that flood the space with natural light, and breathtaking ridge views from the living and dining areas. The spacious living room showcases a sleek one-piece Calacatta quartz fireplace surround, while the adjacent dining area is ideal for family meals or entertaining. The contemporary kitchen is a chef's dream, featuring a show-stopping Calacatta quartz waterfall island, matching quartz backsplash, and a full suite of new stainless steel appliances including an electric range, range hood, dishwasher, and a recently purchased refrigerator. Upstairs, the bonus room is thoughtfully placed at the rear of the home to fully capture the views, along with two additional bedrooms that also overlook the ridge. The front-facing primary suite includes a relaxing ensuite with dual sinks, a soaker tub, and separate shower. A convenient laundry room is also located on the second floor. The home features brand new luxury vinyl plank flooring and subfloor on the main level and in all bathrooms, upgraded 55 oz premium carpet upstairs (installed April 2025), fresh paint throughout, and all new lighting fixtures, mirrors, sinks, and faucets, giving the home a fresh, modern feel from top to bottom. The walkout basement is undeveloped and includes rough-in plumbing, offering endless potential for future expansion. Outside, enjoy the peace and privacy of a huge pie-shaped lot with mature landscaping, a shed, and a pad with electrical already in place for a future hot

tub. Major exterior upgrades include a brand new roof (April 2025), composite deck with sleek railings, 200+ sq. ft. of poured concrete patio, natural stone accents on the front facade, and durable white vinyl siding replacing the original cedar shakes. This incredible home is walking distance to schools, parks, shopping, and amenities, making it the perfect opportunity for families looking for a move-in ready home in an unbeatable location.