



GRASSROOTS
REALTY GROUP

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97 Evansbrooke Way NW
Calgary, Alberta

MLS # A2265108



\$725,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance, Storage, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: chest freezer, primary bedroom TV & fireplace, basement entertainment system (TV, stereo & speakers), bar fridge, outdoor storage box, BBQ, outdoor shades/curtains, keyless garage entry pad

Move your family in before Christmas and enjoy the holidays in your new home. This well-maintained two-storey offers over 2,080 sq.ft. above grade with a fully developed walk-out basement, set on a quiet street in the Creekside area of Evanston. Families will appreciate being a very short walk to Kenneth D. Taylor School, with three additional schools located within the community, making daily routines easy and convenient. The main floor features a practical layout with a front office, refinished hardwood floors that continue up the staircase and throughout the upper level, and the removal of popcorn ceilings in favour of a modern textured finish. The kitchen offers quartz counters, new tile backsplash, stainless steel appliances and a walk-through pantry connecting to the laundry and garage entry, while the living room centers around an upgraded gas fireplace and the dining area opens to an oversized Duradek-covered deck with a gas line and BBQ included. Upstairs, the primary suite is generous in size and features a walk-in closet and an updated ensuite with dual sinks, a soaker tub and a separate shower. There is another full bathroom and 3 other good-sized bedrooms, including the spacious 4th bedroom that could be used as bonus room or home office. The walk-out basement provides a comfortable media and entertainment space with built-in TV, speakers, gas fireplace and wet bar, leading to a covered patio with privacy shades and a landscaped yard with grass and trees. Recent updates include a new roof (2024) and hot water tank (2022). Located steps from parks, pathways and nearby shopping at Creekside and Evanston Towne Centre, with quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function and family convenience.

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