



**GRASSROOTS**  
REALTY GROUP

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**97 Evansbrooke Way NW**  
**Calgary, Alberta**

**MLS # A2277595**



**\$719,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,081 sq.ft.           | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                                      |                   |     |
|--------------------|------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Quartz Counters, Separate Entrance, Storage, Wet Bar |                   |     |

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

A well-maintained 4-bedroom (all on the same level) Family home 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 and refinished hardwood floors that continue up the staircase and throughout the upper level. 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 deck with a gas line. Upgraded Duradek (a maintenance free product that doesn't require staining) was installed in October 2025. 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 a 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. The basement also offers loads of storage space and roughed-in plumbing for a future bathroom. Recent updates include a new roof (2024), Air Conditioning (2022) and hot water tank (2024). Located steps from parks, and a short walk on pathways along the creek through the ravine to nearby amenities at Creekside Shopping Centre. With quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function and family

convenience.