



GRASSROOTS
REALTY GROUP

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

38 Evansbrooke Manor NW
Calgary, Alberta

MLS # A2279555



\$699,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions:	N/A
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Welcome to this beautifully maintained 2-storey home in the family-friendly community of Evanston, perfectly situated on a quiet cul-de-sac just steps from schools, parks, and nearby shopping. Offering over 2,400 sq. ft. of developed living space, this home provides exceptional functionality for large or multi-generational families. The main floor features an inviting open layout with a bright living area, a well-appointed kitchen, and a dining space that opens to the backyard deck—ideal for entertaining or family barbecues. Upstairs, you’ll find four spacious bedrooms, including a primary suite with a private ensuite and lots of natural light. The fully developed basement adds even more flexibility with an additional bedroom, full bathroom, and a cozy rec room perfect for movie nights or game nights. Recent updates include a new roof, downspouts, and fascia (2024), fresh paint throughout, and new deck boards (2024). Additional highlights include central A/C, a double attached garage that’s insulated, equipped with an electric heater and epoxy floors, and a large fenced yard with multiple storage sheds. Enjoy easy access to Stoney Trail and Deerfoot, nearby schools, and an abundance of shopping and amenities. This is a rare find with 4 bedrooms upstairs—a perfect fit for growing families seeking space, comfort, and convenience in one of Calgary’s most desirable northwest communities.