GRASSROOTS REALTY GROUP

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52 Evansfield Manor NW
Calgary, Alberta

MLS # A2284252

$1,188,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, No Neighl		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Other, See Remarks, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Steam Room, Wet Bar

Inclusions: N/A

Welcome to 52 Evansfield Manor NW – a residence that redefines modern luxury living, perfectly positioned along an expansive park and playground backdrop. This architectural masterpiece boasts nearly 3,500 sq. ft. of meticulously designed living space across three levels. From the moment you step inside, the open-to-below living room commands attention – soaring ceilings, full-height windows, and a panoramic view of uninterrupted greenspace create a breathtaking atmosphere that is truly the definition of elegance. The gourmet kitchen showcases sleek cabinetry, premium appliances, and an oversized island designed for both function and entertaining. Flowing seamlessly into the dining and living areas, the main floor is an entertainer’s dream, bathed in natural light and framed by sweeping park views. The upper level offers a luxurious primary retreat with spa-inspired ensuite, along with spacious secondary bedrooms and a versatile loft. Every detail speaks of sophistication and comfort. The professionally developed walkout basement is a showstopper – a $200,000+ investment featuring a custom full bar, a dedicated water bar, an indulgent sauna, in-floor heated bathroom, and multiple lounge zones designed for hosting or relaxing in style. This lower level transforms the home into a true private retreat. Step outside to enjoy covered patios and balconies that overlook one of the largest playgrounds in the community – an unmatched lifestyle setting where green space and family fun meet luxury living. With designer finishes, bespoke renovations, and an irreplaceable location, this property is more than a home – it is a once-in-a-lifetime opportunity to own one of Calgary’s most unique gems.

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