



**107 Evansbrooke Manor NW
Calgary, Alberta**

MLS # A2284331



\$709,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,991 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: NA

This is the kind of home that makes life easy. With a functional 2-storey layout, a front double attached garage, and a sunny west-facing backyard, this home checks all the boxes — and then some. The main floor feels fresh and intentional thanks to a full kitchen renovation, including modern stainless appliances and updated flooring throughout. The kitchen is the heart of the home, offering modern cabinetry, generous prep space, and a layout that flows naturally into the dining and living areas — ideal for weeknight dinners or hosting friends. Large windows pull in warm afternoon light, especially with that west-facing private backyard — ideal for summer evenings and sunset light. Upstairs, you’ll find a spacious bonus room — perfect for movie nights, a playroom, or a tucked-away home office. The primary bedroom offers plenty of space to unwind, complemented by a private ensuite and thoughtfully designed built-in cabinetry that maximizes storage and functionality. Two additional bedrooms and a full bath round out the upper level, making it a smart layout for families. The partially finished basement gives you flexibility — gym space, rec room, storage, or future development potential. The big-ticket items are handled; New kitchen & floors (2019), New furnace & A/C (2023), Hot water tank (2025) & Full exterior replacement including roof in the Fall of 2025. Location matters, and this one delivers. You’re just a 5-minute walk to Creekside Shopping Centre for groceries, coffee, restaurants, and everyday essentials. Quick access to major routes makes commuting simple, while Evanston’s pathways and parks are right nearby. Solid upgrades. Smart layout. Prime walkability. Move-in ready without feeling cookie-cutter.