

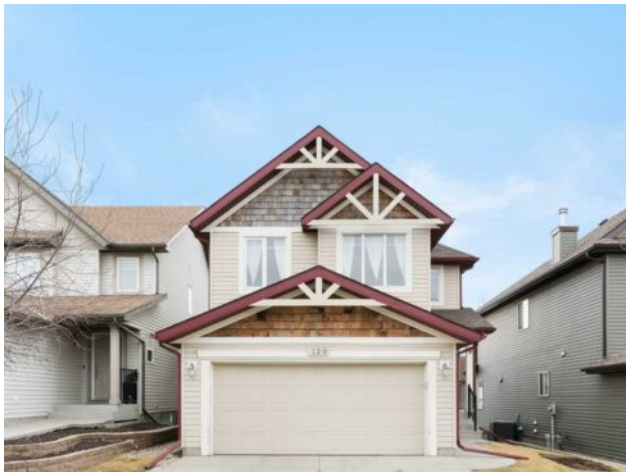


**GRASSROOTS**  
REALTY GROUP

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**129 Evansbrooke Way NW**  
**Calgary, Alberta**

**MLS # A2284455**



**\$709,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evanston   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,834 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Sloped, Street |               |                   |

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Shingle Siding, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Second refrigerator, second range hood, second washer and dryer.

Great location in the desirable community of Evanston. This is a wonderful 4-bedroom, 3.5-bathroom home with over 2600 sq. ft. of living space, a fully developed walk-out basement and a double attached garage. As you enter, you will experience a bright, airy and spacious feeling from the amount of natural light in this open plan. Designed for great functionality, efficiency and flexibility of use, this home has a lot to offer an active family. You will not feel cramped as you welcome guests in the large entrance and there is plenty of space in the walk-in entrance closet. The hallway to the main floor living area beckons one to move beyond the entrance. There you will find a large living room with cozy gas fireplace. Notice the recently installed luxury vinyl plank flooring. Check out the kitchen featuring an island with breakfast bar, stainless steel appliances including a brand-new glass top stove, a high-volume hood fan and wood cabinetry. The adjacent dining room will accommodate a large family or guests and can be expanded into the living room for special occasions. The tile flooring in the kitchen and dining room cleans up easily. Access to a large south balcony with composite decking and metal railing is from the dining room. There is a convenient pantry through the door to the garage entrance. Here you will also find the main floor laundry and space for hanging coats. A 2-piece powder room is tucked away on this floor as well. The partially open stairs to the upper-level lead to a high ceiling bonus room with 2 large windows. This is a great space for family time, home office or a private retreat. A few steps higher takes you to 2 bedrooms and a 4-piece main bathroom. You will end up in the generous primary bedroom with a 4-piece ensuite, including an oval soaker tub and separate shower plus a walk-in closet with organizer. The entire upper level is carpeted with good quality

underlay. Then there is the fully developed (2022) walk-out basement with an illegal suite containing a large bedroom, open living area with cabinets and sink, a living room, a second laundry and a 3-piece bathroom with walk-in shower. The luxury vinyl plank flooring is low maintenance. Step out to the covered south patio and enjoy the fully fenced back yard. The roof was replaced in 2025 with Malarkey Vista Class 4 High-Impact Resistant Shingles. Both the furnace and hot water tank are high efficiency. Centrally located in Northwest Calgary, nestled in slightly rolling terrain, you have easy access to a full range of services, shopping, parks, playgrounds, some schools, public transportation and walkways/biking paths. There is easy access to Stoney Trail to go west to the mountains or east to the airport. This property is well maintained, selectively up-graded and it awaits a new family to call it home.