



**22 Evansborough View NW
Calgary, Alberta**

MLS # A2288611



\$999,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,749 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

This is the home you've been searching for! Tucked away on a quiet cul-de-sac in the highly sought-after community of Evanston, this stunning estate property offers breathtaking valley view from all three levels. Featuring a TRIPLE attached garage, WALKOUT basement, soaring ceilings, and over 2,700 sq. ft. of beautifully developed living space, this home truly has it all. Built in 2017 with numerous upgrades, it still shows like new. A private foyer welcomes you inside, leading to a bright and spacious main floor with 9-foot ceilings and rich hardwood flooring. The gourmet kitchen is a chef's dream, complete with a stainless steel chimney hood fan, timeless cream cabinetry, light granite countertops, white tile backsplash, and elegant stainless-steel appliances. The oversized center island with breakfast bar is perfectly illuminated by soft ceiling lighting. A large walkthrough pantry and separate spice kitchen with prep sink make entertaining effortless. The open-to-above living room is truly impressive with its soaring 18-foot ceiling and six oversized picture windows that flood the space with natural light. A cozy fireplace adds warmth and charm. The generous dining area is ideal for family gatherings, with direct access to the full-width balcony. Overlooking the backyard, valley, and ponds, this outdoor space offers plenty of room for patio furniture and a BBQ—perfect for relaxing evenings or hosting friends. A versatile main floor flex room (currently used as an office), a 2-piece bath, laundry room, and mudroom complete this level. The home also features a newly purchased high-end washer and dryer, along with a brand-new hot water tank, offering added value and peace of mind. Upstairs, the oversized primary retreat features a walk-in closet and luxurious 5-piece ensuite with double vanity, deep soaker tub, and separate shower. A bright

south-facing bonus room provides excellent space for family entertainment. Two additional spacious bedrooms are thoughtfully separated from the primary suite for added privacy, along with another 5-piece bathroom. The walkout basement, filled with natural light from numerous windows, is ready for your personal touch and could easily add another 1,100 sq. ft. of living space. An oversized lower patio enhances the outdoor living options. The insulated triple attached garage keeps vehicles warm in winter, while the extended paved driveway accommodates up to five additional vehicles—perfect for growing families or guests. Enjoy walking around the community’s four scenic ponds, interconnected pathways, and lush green spaces—perfect for evening strolls, morning jogs, or simply taking in nature right outside your door. Conveniently located near schools, library, shopping, parks, and playgrounds, with quick access to Stoney Trail and Deerfoot Trail for an easy commute. Experience the lifestyle of one of NW Calgary’s most desirable communities—this exceptional home is a must-see!