



**24 Evansborough Hill NW
Calgary, Alberta**

MLS # A2293753



\$1,125,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Vi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub		

Inclusions: None

Perched atop the ridge in a quiet cul-de-sac, this exceptional walkout residence offers 2,525 sq. ft. of refined executive living on one of the most coveted VIEW lots in Evanston. Thoughtfully designed to capture breathtaking panoramic views, this home blends sophisticated finishes with an elegant open-concept layout ideal for both everyday living and upscale entertaining. The upper level features three spacious bedrooms, a large bonus room, and a dedicated laundry room for added convenience. The luxurious primary retreat is a true sanctuary, complete with a walk-in closet and a spa-inspired ensuite showcasing double vanities with quartz counters, a freestanding soaker tub, and a fully tiled glass shower. On the main level, the bright and airy floorplan is anchored by a designer chef’s kitchen appointed with engineered hardwood flooring, quartz countertops, a massive center island perfect for entertaining, upgraded built-in stainless steel appliances, and sleek contemporary cabinetry. The kitchen flows seamlessly into the dining area and inviting living room with a gas fireplace, all perfectly positioned to showcase the home’s most impressive feature—spectacular unobstructed views. The walkout basement, featuring 9-foot ceilings, offers endless potential for future development tailored to your lifestyle. Outside, the professionally landscaped and fully fenced yard is enhanced with new stonework, creating an attractive and low-maintenance outdoor space. Central air conditioning and a heated garage complete this one-of-a-kind home and ideally located within walking distance to Our Lady of Grace Elementary School, this remarkable property combines elevated design, an exceptional setting, and one of Evanston’s most desirable vantage points. OPEN HOUSE SUNDAY MARCH 22ND 1:00-4:00!!