



**393 Evansborough Way NW  
Calgary, Alberta**

**MLS # A2295049**



**\$915,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,611 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	Ceiling Speakers		

Elevate your lifestyle in this exquisite former SHOWHOME from the exclusive Arrival Collection—an architecturally curated streetscape designed by Michelle Moodie, where no two homes are alike. Situated on a coveted CORNER LOT with sunny southern exposure, this French Country residence blends a feeling of old world charm with modern luxury. Thoughtfully styled by Amanda Hamilton of Amanda Hamilton Interior Design, the home reflects the “Maison de Rêve” aesthetic—warm, refined, and distinctive individual. With 2,611 sq. ft., FOUR SPACIOUS BEDROOMS, and an inviting, family-focused layout, this property offers both comfort and sophistication. The main floor features rich hardwood, elegant wainscotting, and a striking one-way fireplace. At the heart of the home is a chef-inspired kitchen with an EXTRA-LARGE ISLAND, HIGH END KITCHENAID APPLIANCES, including a GAS COOKTOP and wall oven, Caesarstone quartz countertops, high-end cabinetry, and a WALK-THRU pantry connecting to the mudroom. Upstairs, the primary suite offers a serene retreat with a double-vanity, soaker tub, and separate shower. Three additional spacious bedrooms and a LARGE FAMILY ROOM complete the upper level, making it perfect for family living. The expansive basement provides exceptional potential—well-suited for future bedrooms, a theatre, gym, or a combination of spaces. A SIDE ENTRANCE can be added with ease, enhancing flexibility for multi-generational living or future suite development. Outside, enjoy METICULOUSLY LANDSCAPED FRONT AND BACK YARDS with IRRIGATION, a private deck, and full fencing. Additional features include a NEW ROOF AND GUTTERS (2025), SOLAR SYSTEM, and AIR-CONDITIONING. The INSULATED, FINISHED & PAINTED GARAGE, CENTRAL

VACUUM, and BUILT-IN SPEAKERS add everyday convenience . The home is finished with JAMES HARDIE SIDING, known for its durability and resistance to harsh weather conditions such as hail. This long lasting material ensures that your new home is protected and maintains its aesthetic appeal for years to come. Situated just steps from the picturesque Symons Valley pathway system, this home offers access to tranquil wetlands and the vibrant bird life that defines Nose Creek. Savour daily strolls along scenic trails and immerse yourself in nature's beauty right outside your door. Evanston has multiple schools, parks, and quick access to amenities and Stoney Trail, creating a vibrant, supportive community for families. This estate model from Homes by Dream is not just a home; it's a lifestyle. Schedule your private viewing today and experience the blend of luxury, comfort, and individuality that his stunning residence offers.