



**220 Evansborough Way NW
Calgary, Alberta**

MLS # A2295558



\$724,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV mount in living room and primary bedroom, alarm system

OPEN HOUSE SATURDAY MARCH 28th 12-2pm Exceptional care and thoughtful UPGRADES come together in this EXTREMELY WELL-MAINTAINED HOME offering a fully finished layout and a large backyard with NO REAR NEIGHBOURS for added privacy. A bright and functional main level unfolds with HARDWOOD FLOORING and a seamless flow tailored to everyday living and easy entertaining. Anchoring the space, the kitchen features GRANITE COUNTERTOPS, stainless steel appliances, a center island with eating bar and a corner pantry that keeps storage organized and within reach. Sliding doors open from the dining area to a full-width deck, creating an effortless indoor-outdoor connection throughout the warmer months. Comfort and relaxation take shape in the living room where a gas fireplace framed by floor-to-ceiling stone tile establishes a warm focal point, while a tucked-away powder room near the garage simplifies daily routines. NATURAL LIGHT pours into the upper level where a front-facing BONUS ROOM with corner windows introduces a flexible setting for everyone to gather and unwind. Daily organization becomes easier with a dedicated laundry room featuring built-in shelving, while 2 additional bedrooms are positioned alongside a stylish 4-piece bathroom. Rest and recharge in the spacious primary bedroom showcasing a feature wall, a large walk-in closet and a luxurious 5-PIECE ENSUITE with dual vanity, a deep soaker tub and stand-up shower that balances comfort and function. A fully FINISHED SUNSHINE BASEMENT broadens the living space with a large rec room ready to adapt to movies, games, fitness or hobbies, complemented by a 3-piece bathroom and ample storage that keeps everything neatly tucked away. Durable LVP flooring carries through the upper and basement levels, delivering a cohesive look

with no carpet throughout the home. Outdoor living feels private and inviting in the backyard with NO NEIGHBOURS BEHIND, a FULL-WIDTH DECK and a dedicated vegetable garden area for those who enjoy growing their own produce. Exterior materials combine vinyl, stone and smart board for a clean, modern appearance, while recent updates including NEW SHINGLES in 2025 and a 2024 water tank add long-term confidence in ownership. CENTRAL AIR CONDITIONING (on assumable lease) enhances comfort through warmer months, and central vacuum introduces everyday convenience. Parking and storage are well accommodated by an insulated double attached garage complete with shelving and hooks, along with an extended driveway that provides additional space. Located in EVANSTON within WALKING DISTANCE TO OUR LADY OF GRACE SCHOOL and just minutes to Evanston Towne Centre, this home is surrounded by pathways, parks and amenities that encourage a connected and walkable lifestyle. Offering privacy, functionality and thoughtful updates in a well-connected NW community, this home delivers a balanced lifestyle designed for modern living.