



**100 Evansborough Common NW
Calgary, Alberta**

MLS # A2296203



\$700,000

Division:	Evanston		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,868 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Barre fitness rail & mirrors in basement

Welcome to a home that delivers space, style, and versatility across all three beautifully finished levels. Offering five bedrooms plus a loft and a fully developed basement, this Built Green certified property is designed to meet the needs of growing families and those who love to entertain. Step inside to a welcoming front foyer with a generous closet and a functional flow that immediately feels like home. The living room is anchored by a tile-faced fireplace, creating a warm and inviting focal point, while the central dining area comfortably accommodates a full-size table for everyday living or hosting. At the back, the kitchen is both spacious and practical, featuring granite countertops, ample cabinetry, a pantry, and upgraded appliances including a gas range, built-in hood fan, dishwasher, and refrigerator (2024). It overlooks the thoughtfully designed backyard, making it perfect for keeping an eye on kids or guests. A 2-piece bath and a mudroom with built-in storage complete the main level. Upstairs, the layout is ideal for privacy and function. The primary suite is set apart with a large walk-in closet and a well-appointed 4-piece ensuite, while two additional bedrooms are positioned on the opposite end. A central 4-piece bath and convenient upper laundry round out this level. The fully developed third floor expands your options with a fourth bedroom, another full bath, and a versatile loft—perfect for a home office, media space, or retreat. The fully finished basement adds an additional 511 sq ft of living space, complete with a fifth bedroom, full bathroom, a large recreation area, and ample storage. Altogether, including the 3rd story loft level, this home offers exceptional usable space rarely found in similar properties. Outside, both the front and back yards have been professionally landscaped with low-maintenance design in mind. Enjoy perennial gardens, decorative

grasses, paver stone features, and artificial turf in the backyard. The deck has been expanded to 10x18, offering a great outdoor living space for summer evenings. Additional highlights include granite throughout all bathrooms, sliding glass shower enclosures, a pedestal sink in the powder room, and a 20x20 garage with space-saver trusses for extra storage. Major updates provide peace of mind, including a new roof (2025), new siding (2025), and a new garage door (2026). This is a rare opportunity to own a meticulously maintained, thoughtfully upgraded home with room to grow in every direction.