



**37 Evansbrooke Park NW
Calgary, Alberta**

MLS # A2298790



\$699,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: TV mounts in Living Room and 3rd Bedroom Upstairs, Undermount Radio in Kitchen, Google Nest Thermostat and Doorbell, Projector, Wall Screen and Window Bench Cushions in Lower Level, Shed, Gas Heater, Workbench and Cabinetry in Garage

Nestled in the family-friendly community of Evanston, this home combines space, style, and convenience in a truly exceptional package. The main floor features a bright, open-concept layout designed for everyday living and entertaining. A cozy gas fireplace anchors the versatile dining and living spaces, flowing seamlessly into the updated kitchen with stainless steel appliances, granite countertops, a striking waterfall island, pantry, and ample cabinetry. Large windows fill the space with natural light and a full glass patio door opens out onto the expansive, south-facing deck; spanning the full width of the home, complete with a gas line and open views—perfect for enjoying summer evenings and family gatherings. Upstairs hosts a generous primary retreat that easily accommodates king-sized furniture and includes a walk-in closet and ensuite with soaker tub and separate shower. Three additional well-sized bedrooms, a full bathroom, walk-in linen closet, laundry and a thoughtfully designed tech space with built-in plug-ins provide flexibility for work, study, or homework. The fully developed walk-out basement is an entertainer’s dream, designed for both fun and relaxation. Enjoy movie nights or the big game in the spacious recreation/media room, with custom soundproofed maple drop ceiling, projector, oversized screen, built-in cabinetry, and wired for sound and sauna. Step outside to the private, enclosed patio and hot tub—perfect for unwinding or hosting friends. This level also features a full bathroom and utility room with storage and workshop space, and cold room with insulated metal door, offering both convenience and flexibility while seamlessly connecting indoor and outdoor living. Thoughtful updates over the last 10 years include tile and maple hardwood flooring throughout the main floor, heated flooring in the kitchen(workspace), Google Nest

thermostat and doorbell camera, garage overhead door, A/C and furnace(2022), roof, downspouts, soffits and fascia(2025), freshly painted(2026). This home also features inground sprinklers, expanded concrete driveway, heated garage and insulated/soundproofed water walls. Set on a generous lot that partially backs onto green space and walking paths, this home offers privacy and a connection to nature. Surrounded by scenic pathways, parks, excellent schools, and quick access to countless amenities, Stoney Trail, Deerfoot Trail, Symons Valley Road, and 14th Street—this is an ideal location for growing families.