



**196 Evansborough Way NW
Calgary, Alberta**

MLS # A2299720



\$775,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY APRIL 19, 2 PM-4 PM Welcome to 196 Evansborough Way NW! A beautifully maintained, fully finished home in the heart of Evanston, one of NW Calgary's most family-friendly communities. Offering 5 bedrooms and 3.5 bathrooms, this home delivers the space and functionality today's families are looking for. The main floor features a dedicated office, ideal for working from home or managing a busy household, along with a warm and inviting living room anchored by a gas fireplace. The kitchen is both stylish and practical, complete with a brand-new dishwasher and a seamless flow into your dining and living spaces, perfect for everyday living and entertaining alike. Step outside to soak up the sun on your expansive back deck, with stairs leading down to the yard and stone patio below. It's an ideal setup for summer evenings, kids and pets at play, or simply enjoying your outdoor space. Upstairs, the primary sits at the back of the home with a freshly updated ensuite, creating a fresh modern feel where it matters most. The two generously sized upstairs rooms are separated by a large bonus room, giving you the extra space you need to entice all ages to relax and connect. The fully finished basement expands your living space with additional bedrooms and a full bathroom, offering flexibility for guests, older kids, or multi-generational living. This home is also equipped with a tankless water heater and solar panels, providing a rare energy upgrade. Located in Evanston, you're surrounded by scenic pathways, parks, playgrounds, and schools, with quick access to major routes like Stoney Trail and Symons Valley Parkway. Shopping, dining, and everyday amenities are just minutes away, making this a location that truly supports an easy, connected lifestyle. This is a home that blends comfort, upgrades, and location; all in

one of NW Calgary's most desirable communities.