



**45 Evansfield Manor NW
Calgary, Alberta**

MLS # A2300242



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Perfectly positioned across from North Evanston Field and Park, this exceptional family home offers the space, light, and layout today's families are looking for. The main floor is anchored by a stunning two-storey living room with a full wall of windows stretching both levels—flooding the home with natural south-facing light and creating an open, airy feel you notice the moment you walk in. The dining area connects seamlessly to the sunny deck, making indoor-outdoor living easy for everyday life and entertaining. The kitchen is both practical and well-finished, featuring maple cabinetry, granite countertops, upgraded appliances, a large central island, and an oversized walkthrough pantry. A main floor office adds flexibility for working from home or managing a busy household. Upstairs, the primary suite is designed as a comfortable retreat with a 5-piece ensuite including a curbless tiled shower, soaker tub, and double vanities. The walk-in closet connects directly to the laundry room for added convenience, and a private upper Dec-Tek deck off the primary bedroom offers a quiet space to step away and unwind. Two additional bedrooms complete the upper level. The basement remains undeveloped, offering future potential, while currently set up as a fun and creative kids' space with play features including tunnels, climbing elements, and open recreation areas. Outside, the backyard is a standout. A high-quality upper deck is paired with a custom lower composite deck in a herringbone pattern with glass railing, centered around a hot tub—creating a rare and functional outdoor living space. Additional features include air conditioning, basement bathroom R/I, basement R/I in-ground sprinkler system, and 220V power in the garage for EV charging. Located in a highly sought-after, family-friendly community close to parks, pathways, schools,

and shopping, this home offers a great balance of comfort, function, and location.