



**94 Evansbrooke Way NW
Calgary, Alberta**

MLS # A2133647



\$670,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: none

Welcome to 94 Evansbrooke Way! This home is the one you've been dreaming of! Nestled on a peaceful street in Evanston, just a short walk from the elementary school, community parks, playgrounds, and scenic walking paths, as well as a variety of shopping and dining options. The main floor of this home is filled with natural light and has a well-designed kitchen that connects seamlessly to the dining area and main living space, complete with a spacious center island and corner pantry. The living area and dining room overlook the backyard and lead to the deck. Moving to the upper level, you'll find a bonus room with ample natural light from two large windows. A few more steps up lead to the primary bedroom with his and hers closets and an ensuite bathroom. Two additional good-sized bedrooms and a four-piece bathroom complete this floor. The partially finished lower level includes a recreation area. Don't miss out on the chance to schedule your exclusive tour today!