

2 Evansbrooke Manor NW
Calgary, Alberta

MLS # A2181163



\$705,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Private Electric Ve		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 2 Evansbrooke Manor NW, a beautifully maintained 2-story smart home in the heart of Evanston. With 1,934 sq ft of thoughtfully designed living space, this home offers 3 bedrooms, 4 bathrooms (2 full + 2 half), and the perfect blend of comfort and style. The main floor features hardwood floors, a cozy gas fireplace in the living room, and a well-appointed kitchen with granite countertops and stainless steel appliances. The bright dining area opens to a newly built composite deck that spans the entire width of the house, overlooking a backyard with a fire pit—perfect for entertaining or relaxing outdoors. Upstairs, you’ll find a primary suite complete with a walk-in closet and en-suite bath, two additional bedrooms, and a massive bonus room. This flexible space is ideal for a secondary living room and can easily accommodate desks for use as a floating office or study area. The fully finished basement offers even more living options, featuring a media/rec room with a wet bar. Equipped with modern smart home features and a double attached garage with a Tesla charger, this home provides unparalleled convenience. Located close to schools, parks, and Evanston’s many amenities, this property is ready for you to make it your own. Call today to schedule your private showing.