



**21 Evansview Manor NW
Calgary, Alberta**

MLS # A2289460



\$774,988

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: TV Mounts

HOME SWEET HOME! Welcome to this bright and beautifully designed 2-storey home featuring a fully developed LEGAL WALKOUT basement, ideally situated in a quiet, premium neighborhood. Offering nearly 3,000 sq. ft. of total living space, this stunning property showcases attractive stucco and stone finishes, delivering excellent curb appeal. Recent upgrades include newer shingles, a hot water tank, fresh paint, and brand-new carpet, adding comfort and peace of mind. The thoughtfully designed main floor features 9-ft ceilings, hardwood and tile flooring, custom blinds, a dedicated office, a convenient half bath, and a spacious living room highlighted by a striking stone-faced fireplace. The dining area flows seamlessly into the upgraded kitchen, complete with brand-new stainless steel appliances, granite countertops, ample cabinetry, and a pantry—perfect for both everyday living and entertaining. Upstairs, you’ll find a generous primary bedroom with a spa-inspired ensuite and a large walk-in closet. The upper level also offers two additional bedrooms, a full bathroom, a laundry room, and a centrally located bonus room that smartly separates the primary suite from the secondary bedrooms. (Upstairs bathroom countertops will be upgraded to granite or quartz prior to possession.) The fully finished LEGAL WALKOUT basement, with a separate entrance, provides excellent flexibility, featuring a spacious living area, kitchenette, full bathroom, and two bedrooms—ideal for a large family or as a potential mortgage helper. Enjoy improved energy efficiency with 15 solar panels, helping reduce utility costs. The exterior is equally impressive, offering a decorative fence, side concrete steps, and a beautifully landscaped backyard complete with a mini golf putting green—perfect for relaxation and entertaining. Conveniently located close

to shopping, parks, schools, and major roadways, with quick access to Deerfoot Trail and Stoney Trail. This is truly a must-see home!