



49 Evansview Manor NW
Calgary, Alberta

MLS # A2289759



\$725,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Garden Shed

Welcome home to this property offering over 2,100 SF of living space above grade, plus an additional 800 SF in a fully finished basement with 9 ft ceilings, this is nearly 3,000 SF of finished space. Complete with a double attached garage, this home is situated on a desirable pie-shaped lot that features a large, treed backyard that offers natural privacy. With no direct rear neighbours and only a daycare behind, the setting feels open and peaceful. Upon entry, you are greeted by a spacious front foyer that opens into a bright, open-concept main floor with 9 ft ceilings. The kitchen is both functional and stylish, featuring a central island, stainless steel appliances (new dishwasher) and a convenient walk-through pantry. The large dining area flows seamlessly into the living room, where oversized windows fill the space with natural light. Upstairs, you will find three generously sized bedrooms, including a primary suite with a 5-piece ensuite, walk-in closet, and covered balcony. A spacious bonus room adds flexible space, and the laundry room offers exceptional room for storage and organization. The fully finished basement includes an additional bedroom, a full 4-piece bathroom, and a spacious family room, all complemented by its 9 ft ceilings. This great home offers space, functionality, and a private setting. Book your showing to experience it for yourself!