



101 Evansborough Green NW
Calgary, Alberta

MLS # A2294586



\$1,188,828

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|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,669 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, In Garage Electric Vehicle Charging Station | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, See Remarks | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data | | |
| Inclusions: | N/A | | |

OPEN HOUSE - May 2nd 2-4PM - Welcome to this exceptional fully developed walkout home in the sought after community of Evanston, offering just over 3,800sqft of total living space with 5 bedrooms and 3.5 bathrooms thoughtfully designed for both everyday comfort and elevated entertaining. From the moment you enter, you're welcomed by soaring open-to-above ceilings and a striking curved staircase creating a strong first impression that carries throughout the home. The main level features rich hardwood flooring, 9' ceilings, and a seamless open concept design anchored by a sophisticated living room with a gas fireplace. The kitchen is both functional and beautifully appointed, showcasing quartz countertops, an oversized central island, stainless steel appliances, GAS COOKTOP, a walk-in pantry, and a modern backsplash perfectly suited for hosting and daily living. Just off the kitchen is a large den, perfect for a home office or additional living space. Upstairs, the primary retreat offers a private escape, complete with a spacious walk-in closet a spa-inspired ensuite featuring dual vanities, a glass rainfall shower bringing a true luxury wellness experience into your home. Additional upper bedrooms, separated by the bonus room are generously sized and ideal for family living. The PROFESSIONALLY DEVELOPED walkout basement completed with over \$100,000 in upgrades extends the home's living space with a large recreation area, wet bar, additional bedroom, and full bathroom with high end commercial STEAM SHOWER creating the perfect setting for entertaining, guests, or multi-generational living. Step outside to a thoughtfully designed, low maintenance backyard featuring durable composite decking, a pergola, and connecting stairs between the upper and lower levels creating multiple outdoor living spaces that seamlessly

blend indoor and outdoor living. A built-in irrigation system adds convenience and ease of maintenance. As well as added gas hookups on both upper and lower levels. Notable upgrades include CENTRAL AC, central vacuum, Cat5 wiring throughout, and a double attached garage equipped with a 50-amp / 250-volt EV fast charger. The home is further enhanced by a brand NEW ROOF (2025), providing both comfort and long-term peace of mind. Located near parks, schools, and amenities, this is a rare opportunity to own a turn-key walkout home that combines thoughtful upgrades, timeless design, and modern convenience in one of Northwest Calgary's most desirable family communities. (Listing has virtually staged photos)