



**10 Evansbrooke Place NW
Calgary, Alberta**

MLS # A2297524



\$749,990

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Landscaped, F		

Heating:	Central, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Solar	Water:	-
Floors:	Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Remote controlled Custom Window Blinds

Welcome to this beautifully maintained front-attached garage home offering over 3,100 sq. ft. of thoughtfully designed living space, situated on a conventional lot in a quiet cul-de-sac and facing a serene POND, natural park, walking trails, and playground. This bright and spacious home, equipped with SOLAR PANELS, offers 4 bedrooms, 3.5 bathrooms, a FULLY FINISHED basement, a main-floor office, and a huge bonus room—perfect for growing families. The centrally AIR-CONDITIONED home has been extensively upgraded over the years, including a New roof, siding, exterior lighting, and storm door in 2025, along with solar panels installed in 2024 for enhanced energy efficiency. Additional updates include Remote controlled custom window blinds (2023), New carpet (2024), a newer furnace (2020), fresh paint (2020), upgraded lighting, and a built-in central vacuum system. With over \$40,000 invested in recent renovations, every detail has been thoughtfully designed, featuring granite countertops in the kitchen and all bathrooms, as well as updated flooring, vanities, fixtures, and more throughout the home. The main floor features 9-foot ceilings, premium HARDWOOD flooring, and a functional layout with a cozy living room centered around a gas fireplace, a flex room or office, a spacious dining area, powder room, and a well-equipped laundry room with NEW washer and dryer (2022), ample cabinetry, a large countertop, and upgraded LVP flooring. The kitchen is both stylish and functional, showcasing MAPLE WOOD cabinets, Granite countertops, a pantry with glass door, insinkrator, a modern backsplash (2022), and new (2024) stainless steel appliances including fridge, cooktop, and dishwasher. Upstairs, you’ll find a relaxing primary suite with a walk-in closet and private ensuite, along with two additional bedrooms, a full

bathroom, and a large bonus room overlooking the pond and park—perfect for family time or entertaining. The FULL FINISHED basement expands your living space with a generous recreation room, an additional bedroom with a walk-in closet, and a full bathroom, ideal for guests or extended family. The outdoor space is just as impressive, featuring a large deck freshly stained in 2024 and a spacious backyard with mature trees, offering privacy and a perfect setting for outdoor enjoyment. The home is filled with natural light thanks to additional windows and has been meticulously cared for as a no smoking, no pets property. Located in the desirable community of Evanston, this home offers access to four nearby schools, full of commercial options for day to day needs and an abundance of parks and green spaces, making it ideal for families. his move-in ready home combines location, comfort, and extensive upgrades, making it a rare opportunity in a highly desirable family-friendly neighborhood.