



**56 Evansbrooke Landing
Calgary, Alberta**

MLS # A2301292



\$685,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home		

Inclusions: SHED

LOCATION! LOCATION! LOCATION! Welcome to this beautifully maintained two-storey home situated on a rare pie-shaped lot in a quiet cul-de-sac, perfectly positioned with green space right out front. Step inside to a thoughtfully designed main floor featuring a bright and functional kitchen complete with a sit-up breakfast bar, corner walk-through pantry, and a spacious dining area—ideal for family living and entertaining. The inviting living room showcases a gas fireplace with elegant stone facing and durable laminate flooring throughout. A convenient 2-piece bath and main floor laundry complete this level. Upstairs, you’ll find a generous primary bedroom retreat with a walk-in closet and a private ensuite featuring a soaker tub and separate shower. Two additional well-sized bedrooms and a full bathroom make this the perfect layout for families. Enjoy outdoor living on the two-tiered deck overlooking a large, fully fenced and landscaped backyard, enhanced with mature trees—ideal for relaxation or entertaining. The oversized garage is boarded, insulated, and equipped with built-in shelving and a workbench, perfect for hobbyists or extra storage. Located close to schools, parks, and all amenities, this home offers the perfect blend of comfort, space, and convenience. Bring an offer the seller is highly motivated to sell as he is rrelocating