



**28 Evansview Manor NW
Calgary, Alberta**

MLS # A2302691



\$696,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot, See Remarks, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully maintained and move-in ready, this spacious family home offers a bright, functional layout with generously sized rooms throughout. Featuring 9' ceilings, rich hardwood flooring, and recent exterior updates including new shingles and siding (2024). This home combines comfort, style, and peace of mind in a desirable Evanston location. The main floor is designed for comfortable family living and effortless entertaining. A huge separate living room provides an inviting space to gather, featuring a gas fireplace and plenty of room for large furniture and family gatherings. The spacious kitchen is the heart of the home, showcasing granite countertops, abundant cabinetry, a walk-in pantry, and a large island with breakfast bar seating. The adjacent dining area opens onto a sunny west-facing deck, perfect for BBQs and outdoor entertaining. Custom window coverings throughout add an elegant touch. A convenient office/computer nook and a large functional mudroom with direct garage access complete the main level. Upstairs, you'll appreciate the exceptional amount of living space, including a large bonus room, upper-level laundry with additional storage, and three generously sized bedrooms. The spacious primary suite features a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks, a jetted tub, and separate shower. The framed basement offers excellent potential for future development, providing even more room for your growing family. Outside, enjoy the professionally maintained, low-maintenance yard with underground irrigation in the front yard. Ideally located close to parks, playgrounds, schools, shopping, and major commuter routes. This impressive home offers the space, functionality, and a location that you will enjoy! A pleasure to show!