



**48 Evansfield Manor NW
Calgary, Alberta**

MLS # A2303982



\$1,025,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,851 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement Appliances: Fridge, Hood Fan, Washer, Dryer		

Positioned on a premier lot backing directly onto a green space and playground, this Evanston home offers a unique combination of privacy and scale. With no houses behind and immediate access to the park, the location is ideal for families who value outdoor connection. The main floor is defined by ten-foot ceilings and hardwood flooring, creating a bright and open environment. The kitchen is equipped with stone countertops, a gas cooktop, and a built-in wall oven, all connected to the mudroom via a functional walk-through pantry. A fully enclosed den provides a dedicated workspace, while the living area is anchored by a fireplace and large windows that frame the park views. The upper level is exceptionally well-configured for a large family, featuring four spacious bedrooms and a vaulted bonus room. The primary suite serves as a true retreat with vaulted ceilings, an open view of the greenbelt, large walk-in closet, and a five-piece ensuite with dual vanities and a separate soaker tub. The additional three bedrooms are served by a central bathroom thoughtfully designed with double sinks and a separate water closet for the tub and shower, allowing multiple family members to get ready with ease simultaneously. The fully finished walk-out lower level serves as a secondary living space with its own separate entrance. This level includes a large family room, two additional bedrooms, a full bath, and a second laundry area, making it perfectly suited for guests or multi-generational living. Noteworthy improvements include a newly installed washer and dryer set, and the recent installation of a professional Radon Mitigation System for added peace of mind. With its versatile and spacious floor plan and seamless park-side location, this home offers an exceptional balance of functional design and the everyday connectivity essential for the modern active

family.