



**72 Evansdale Landing NW
Calgary, Alberta**

MLS # A2306196



\$645,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Garden Shed

This home truly has it all—an exceptional blend of thoughtful upgrades, high-end finishes, and functional design, all set in a fantastic location just steps from the pond, pathways, and parks. From the moment you arrive, you’re welcomed by beautifully designed, low-maintenance landscaping with artificial turf in both the front and back yards, complemented by a charming front porch that sets the tone for what’s inside. Step through the door to discover a bright and open main floor featuring 9-foot ceilings, hardwood flooring, and expansive windows that flood the space with natural light. The heart of the home is the dream kitchen—designed for both everyday living and entertaining. Anchored by an impressive 13+ foot granite island with under-mount sinks, this space is equipped with a premium WOLF gas range, built-in SUB-ZERO refrigerator, Miele dishwasher, and a custom-built pantry. The adjacent dining area and spacious living room, complete with a gas fireplace and custom built-in shelving with a deacon’s bench, create a warm and inviting atmosphere. From here, step out onto the large deck and stone patio—perfect for summer evenings and outdoor gatherings. Upstairs, an extra-wide staircase leads to a stunning primary retreat with vaulted ceilings, a walk-in closet, and a beautifully updated ensuite featuring a tiled shower, double vanity, and in-floor heating. Two additional generously sized bedrooms, a full bathroom, and the convenience of an upper-level washer and dryer complete this level. The fully developed basement, completed in 2022, offers incredible versatility with high-quality finishes throughout. A spacious recreation area, full bathroom with tiled shower, and a flexible room with a full sliding door—ideal as a home office, gym, or guest space—make this level as functional as it is stylish. Thoughtful

additions like hidden storage under the stairs and additional storage throughout enhance everyday living. Outside, enjoy a private backyard retreat with artificial turf, a stone patio with wrap-around flower box, and a storage shed. The oversized double garage includes a large storage shelf, new overhead door, and ample space for vehicles and gear. Additional updates include new shingles, siding, Lux windows at the rear of the home, and a new back door—providing peace of mind for years to come. With easy access to major roadways and every detail carefully considered, this is a home that checks all the boxes.