



**24 Evansbrooke Point NW
Calgary, Alberta**

MLS # A2306461



\$649,900

Division:	Evanston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,560 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Back Lane, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: Laundry room cabinets, lawn mower, shelving in the garage(front wall)

Space, Flexibility & Major Upgrades in Evanston—5 Bedrooms, Semi-Private Lower Level, Move-In Ready. Welcome to this beautifully maintained and thoughtfully updated 5-bedroom, 3 full bathroom home in the heart of family friendly Evanston, offering over 2,500 sq ft of developed living space and exceptional flexibility for today’s lifestyle. Perfect for growing families, multi-generational living, or those needing space to work from home, this home is designed with versatility in mind. The bright and inviting main level features an open concept layout with large windows that fill the space with natural light, creating a warm and welcoming atmosphere. Downstairs, the fully developed lower level offers a semi-private living area that is ideal for teenagers, extended family, guests, or a quiet retreat. With 2 additional bedrooms and a full bathroom, this space provides separation while still feeling connected, giving everyone room to live comfortably. This home has seen significant recent upgrades, offering peace of mind and long-term value. Updates include a new roof, energy efficient triple-pane windows, newer furnace, updated flooring, and hot water tank. The major expenses have already been taken care of so you can move in and enjoy. Step outside to a well-sized yard and take advantage of the double detached garage, providing ample space for parking and storage. Located on a quiet street in a highly desirable community, you are just minutes from parks, schools, shopping, and major routes, making everyday living convenient and connected. Call today to book your showing.