



40 Evansfield Manor NW
Calgary, Alberta

MLS # A2313032



\$999,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,749 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this stunning 2-storey detached home in the highly sought-after community of Evanston, backing directly onto green space and park pathways with a fully finished walkout basement! Offering an exceptional open-concept layout, this home is designed for both comfortable family living and entertaining. The main floor features a spacious flex room/office, a bright living area, and a beautifully upgraded kitchen complete with built-in appliances, ample cabinetry, and a gorgeous leathered granite island as the centerpiece. The dining area opens onto a huge rear deck overlooking the park and green space- the perfect spot to relax or host summer BBQs while enjoying the peaceful views. Upstairs, you'll find a spacious primary bedroom featuring a walk-in closet and luxurious 5-piece ensuite, along with 3 additional generously sized bedrooms — each complete with its own walk-in closet — plus a spacious bonus room perfect for a family lounge or kids' play area. The fully finished walkout basement adds incredible versatility with a large rec room, bedroom, full bathroom, wet bar, and additional living space perfect for guests, extended family, or entertaining. Located close to schools, shopping, parks, pathways, and major routes including Stoney Trail, this is an incredible opportunity to own a beautiful family home in one of NW Calgary's most desirable communities.