



GRASSROOTS
REALTY GROUP

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396 Evansborough Way NW
Calgary, Alberta

MLS # A2314936



\$1,099,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,682 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, No Neighbours Behind, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Elevated Ridge Lot with breathtaking Panoramic views! Welcome to this exceptional walkout basement home in Evanston, perfectly positioned on a coveted ridge, showcasing sweeping views of greenspace, walking paths, hiking trails, and four scenic ponds. Offering 4+1 bedrooms plus a Den, 3.5 baths, a Triple attached garage, Stucco exterior and over 3,400 sq ft of total living space with 9-foot ceilings—this is outdoor living at its finest. Step inside and greeted by the 9-foot ceilings and Engineered Hardwood floor. A versatile Den is ideal for a home office or study. The heart of the home is the open-concept Living and Dining area, where large windows frame the stunning panoramic views and a cozy gas fireplace adds warmth and comfort. The adjacent gourmet Kitchen features a massive quartz centre island, perfect for meal preparation, along with stainless steel appliances including a gas stove and a upgraded 600 cfm hoodfan, backsplash tile, and walk-thru pantry. Step out onto the deck with BBQ gas hookup—perfect for summer gatherings while enjoying the peaceful scenery. On the upper level, 9-foot ceilings continue throughout, enhancing the sense of space and light. A spacious Bonus room offers the perfect setting for a media area or family retreat. The Primary bedroom is thoughtfully positioned to capture the breathtaking views, creating a relaxing and private retreat. The 5-piece ensuite also enjoys the same scenic outlook, featuring a double vanity with quartz countertops, a freestanding soaker tub, and a well-sized walk-in closet. Three additional bedrooms, including two with walk-in closets. An upper-level laundry room with extra storage and a 4-piece bathroom completes this floor. The fully finished walkout basement—features higher ceilings. A spacious Recreation room with a wet bar offers endless possibilities

for entertaining or relaxing. This level finished with a well-sized bedroom featuring an electric fireplace—perfect for guests, extended family, or a private workspace. Step outside to your landscaped backyard with a stone patio, backing directly onto the scenic pathway system with gate access—allowing you to walk straight out to nature from your yard. Additional highlights include central A/C, triple pane windows throughout, and a triple attached garage. Recent upgrades: New Level 4 hail resistant Shingles, new eavestrough throughout. Located in the vibrant community of Evanston, this home offers the perfect balance of nature and convenience. Enjoy immediate access to scenic pathways, wetlands, and nearby parks, with schools, playgrounds, and shopping just minutes away. Evanston Towne Centre, grocery stores, restaurants, and major routes including Stoney Trail and Symons Valley Road are all easily accessible, making daily commuting and errands effortless. This is a rare opportunity to own a beautifully appointed walkout home with stunning views, an exceptional layout, and a prime location in one of NW Calgary’s most desirable communities.