



**129 Evansbrooke Park NW
Calgary, Alberta**

MLS # A2318494



\$685,000

Division:	Evanston		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,506 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Basement appliances: stove, hoodfan, washer, dryer, electric stove, dishwasher, refrigerator

Welcome to this beautifully maintained, MOVE-IN READY bi-level home offering 4 bedrooms, 3 full bathrooms, and a FULLY FINISHED, WALK-OUT BASEMENT, all backing onto a TREED PLAYGROUND for added privacy and peaceful views. The main floor features a bright and inviting layout with vaulted ceilings, built-in speakers, and a cozy fireplace that creates the perfect gathering space for family and friends. The kitchen is designed with both function and style in mind, showcasing QUARTZ COUNTERTOPS, stainless steel appliances, a large island, and plenty of workspace for everyday living and entertaining. Step out onto the deck just off the kitchen—an ideal spot for summer BBQs, morning coffee, or simply unwinding after a long day. The fully finished walkout basement offers incredible flexibility with a second kitchen, two additional bedrooms, a full bathroom, and a spacious living area. Whether you're accommodating extended family, guests, or simply looking for extra living space, this lower level provides endless possibilities. Outside, you'll appreciate the meticulously maintained backyard featuring more than 12 established perennials, creating a beautiful outdoor retreat throughout the seasons. Pet owners will love the custom-built dog/cat house tucked neatly beneath the deck. Conveniently located within walking distance to Kenneth D. Taylor School, parks, playgrounds, walking /bike path and public transit, with quick access to Stoney Trail for an easy commute anywhere in the city. FEATURES: ROOF, SIDINGS & EAVESTROUGH (2025), AIR CONDITIONER (2026) FURNACE (2023). A wonderful family home in a fantastic location—Virtual Tour Available.