



**16 Evansbrooke Rise
Calgary, Alberta**

MLS # A2322257



\$659,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Gazebo, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: tv wall mounts, entryway shelving and bench, garage shelving, sheds, and pergola

Welcome to 16 Evansbrooke Rise NW, tucked away in a quiet cul-de-sac in the highly desirable community of Evanston. This beautifully updated 5-bedroom, 3.5-bathroom home offers the perfect combination of modern upgrades, functional family living, and exceptional outdoor space. Recent improvements include new flooring, fresh paint, stylish light fixtures, and a brand-new roof, giving the home a fresh, move-in-ready feel from the moment you arrive. The main floor is thoughtfully designed for everyday living and entertaining, offering comfortable and inviting spaces for the whole family. Upstairs, you’ll find three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and private ensuite. A standout feature of the upper level is the large bonus room, thoughtfully separated from the bedrooms, creating the perfect space for movie nights, a playroom, home office, or family gathering area. The recently developed basement, which still carries warranty, adds incredible versatility with two additional bedrooms, a full bathroom, a spacious family room, and a wet bar—ideal for entertaining, guests, teenagers, or multi-generational living. Step outside and discover a backyard designed to be enjoyed. The large back deck is perfect for summer BBQs and outdoor gatherings, while the gazebo area offers a cozy retreat for relaxing evenings. Raised garden boxes provide space to grow your own flowers or vegetables, and the storage shed adds valuable functionality. With plenty of room for kids, pets, and outdoor entertaining, this backyard is a true extension of the home’s living space. Located close to schools, parks, playgrounds, walking paths, shopping, and all the amenities Evanston has to offer, this beautifully updated home delivers the space, style, and location today’s families are looking for. Don’t

miss your opportunity to call this exceptional Evanston property home.