

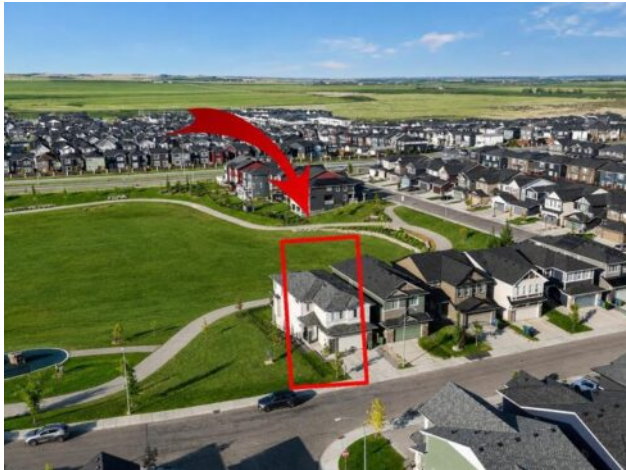


GRASSROOTS
REALTY GROUP

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52 Evansfield Manor NW
Calgary, Alberta

MLS # A2326322



\$1,135,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, See Remarks, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Steam Room, Wet Bar		
Inclusions:	N/A		

Welcome to 52 Evansfield Manor NW — an extraordinary custom luxury residence perfectly positioned on a premium lot backing directly onto expansive green space and one of the community's largest playgrounds. Offering nearly 3,500 sq.ft. of meticulously designed above-grade living space, this architectural showpiece seamlessly blends modern elegance, timeless design, and upscale family living. From the moment you arrive, the striking curb appeal and commanding presence set the tone for what awaits inside. The grand foyer opens into a breathtaking open-to-below great room where soaring ceilings, dramatic full-height windows, and panoramic park views create an atmosphere of sophistication rarely found in the area. Flooded with natural light, the home delivers a seamless balance of luxury and warmth throughout every space. At the heart of the home is a chef-inspired gourmet kitchen featuring premium built-in appliances, sleek custom cabinetry, stone countertops, designer lighting, and an oversized island designed for both entertaining and everyday living. The elegant dining area and spacious living room are perfectly positioned to capture the serene green space backdrop, creating a truly elevated living experience. Upstairs, the luxurious primary retreat offers peaceful views, a spa-inspired ensuite with a deep soaker tub, oversized glass shower, dual vanities, and a spacious walk-in closet. Additional bedrooms provide exceptional comfort, while the versatile loft creates the perfect secondary lounge, office, or family retreat. A true highlight of the home is the professionally developed walkout basement with over \$200,000 invested into its custom design and finishings. This incredible lower level features a custom-built bar, dedicated water bar, private sauna, in-floor heated bathroom, expansive entertainment spaces, and multiple lounge

areas ideal for hosting or relaxing in style. Step outside to experience resort-style outdoor living with covered patios, elevated balconies, and direct access to lush park space rarely available in suburban Calgary. Whether enjoying morning coffee overlooking the greenery or entertaining on warm summer evenings, the outdoor setting is truly exceptional. Finished with premium upgrades, designer details, and exceptional craftsmanship throughout, this one-of-a-kind residence offers a rare opportunity to own one of Evanston's most impressive luxury homes.