



GRASSROOTS
REALTY GROUP

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**101 Evansborough Green NW
Calgary, Alberta**

MLS # A2332317



\$999,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,669 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, In Garage Electric Vehicle Charging Station		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: N/A

*** OPEN HOUSE SUN SEPT 20TH 12-3PM *** PRICE ADJUSTED UNDER ASSESSED VALUE - Elevated living in this fully developed luxury walkout home located in the growing community of Evanston. Offering just over 3,800sqft. of beautifully finished living space thoughtfully upgraded for entertaining, comfortable family living and multigenerational flexibility. A dramatic open to above foyer and striking curved staircase create an unforgettable first impression. The main level continues with rich hardwood flooring, 9-foot ceilings and an open concept layout centred around an inviting living room with a GAS FIREPLACE. The chef-inspired kitchen is equally impressive, featuring quartz countertops, an oversized island, stainless steel appliances, a GAS COOKTOP and a spacious walk-in pantry. A main level den provides the ideal setting for a private home office, playroom, bedroom or additional sitting area. Upstairs, the primary suite offers a retreat with a large walk-in closet and spa-inspired ensuite complete with dual vanities and a glass enclosed rainfall shower. The additional bedrooms are thoughtfully positioned on the opposite side of the spacious bonus room, creating excellent separation and privacy for family members. Professionally developed basement with nearly \$100,000 in upgrades, the walkout basement significantly expands the home's versatility. It features a large recreation and entertaining area, a wet bar, additional bedroom and a full bathroom with a high-end steam shower an exceptional space for guests, older children or extended family. Basement is positioned to add an additional bedroom. The low maintenance backyard has been carefully designed for year round enjoyment, with composite decking, a pergola and connecting stairs between the upper and lower outdoor living areas. Gas hookups on both levels make outdoor

cooking and entertaining effortless, while the built-in irrigation system adds everyday convenience. Additional highlights include central air conditioning, central vacuum, Cat5 wiring throughout, a double attached garage with a 50-amp/250-volt EV CHARGER and a NEW ROOF completed in 2025. Conveniently located near parks, schools, pathways and everyday amenities, this move-in-ready home offers an impressive combination of timeless design, modern technology and luxury upgrades in one of Northwest Calgary's most desirable family communities. (Some listing photographs have been virtually staged.)