



GRASSROOTS
REALTY GROUP

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13 Evansbrooke Way NW
Calgary, Alberta

MLS # A2343628



\$649,900

Division:	Evanston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: TV and Mount in Lower family room, natural gas BBQ

Open House Sunday September 13th 2-430PM. Welcome to 13 Evansbrooke Way NW, ideally situated in the highly desirable community of Evanston. This well-appointed 4-bedroom, 2-bathroom walk-out bungalow offers an excellent blend of functional family living, thoughtful design, and exceptional outdoor space. The open-concept main floor is designed with both everyday living and entertaining in mind, featuring a spacious living room, dedicated dining area, and a well-appointed kitchen complete with a centre island and corner pantry. Down the hall, you'll find three spacious bedrooms, including a generous primary retreat featuring two large walk-through closets and convenient access through a cheater door to the 4-piece main bathroom. The fully developed walk-out basement provides exceptional versatility, featuring a fourth bedroom, a full 4-piece bathroom with heated tile flooring, and a spacious family room with built in speaker system and pot lights—ideal for entertaining, hosting guests, accommodating teenagers, or providing comfortable multi-generational living. Lower-level laundry and storage room complete this walk-out level. Step outside to a backyard designed for enjoying the outdoors. The large south-facing rear deck with natural gas hook-up is perfect for summer BBQs, morning coffee, and gatherings with family and friends, while the storage shed provides additional functionality. With plenty of room for kids, pets, and outdoor entertaining, this backyard is a true extension of the home's living space. Recent improvements include a brand-new roof, offering added peace of mind for years to come. Insulated attached double garage adds everyday convenience and features a useful storage loft for additional organization. Ideally located just steps from schools, parks, playgrounds, walking paths, shopping, and the many amenities

Evanston has to offer, this thoughtfully laid-out home delivers the space, versatility, and location today’s families are looking for. Don’t miss your opportunity to make this exceptional Evanston property your new home!