



GRASSROOTS
REALTY GROUP

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40 Evansfield Manor NW
Calgary, Alberta

MLS # A2347780



\$949,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,751 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: BUILT IN OVEN, DISHWASHER, DRYER, ELECTRIC COOKTOP, GARAGE CONTROL(S), MICROWAVE, RANGE HOOD, WASHER, WATER-REVERSE OSMOSIS, WATER SOFTENER

THE BEST PRICED WALK-OUT HOME BACKING DIRECTLY ONTO GREEN SPACE & PARK PATHWAYS! Welcome to this exceptional 2-storey detached residence in the coveted NW Calgary community of Evanston. Boasting over 2,751 SF of beautifully designed above-grade living space plus a fully finished walkout basement, this pristine 5-bedroom, 3.5-bathroom home offers the perfect blend of luxury, functionality, and location. The main floor features a seamless open-concept layout designed for both comfortable family living and grand entertaining. A spacious front flex room makes for the perfect home office, leading into a sun-drenched living area. The chef-inspired kitchen is a true showstopper, complete with premium built-in appliances, ample cabinetry, and a gorgeous leathered granite island as the centerpiece. The adjacent dining area opens directly onto a massive rear deck an idyllic setting for summer BBQs while enjoying peaceful, unobstructed views of the park. Upstairs, a massive bonus room serves as the ideal family lounge. The upper level hosts 4 incredibly generous bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. In a rare and highly functional design, every single one of the 3 additional upper bedrooms also features its own private walk-in closet! The fully finished walkout basement expands your living options significantly. It features a large recreation room, a sleek wet bar, a full bathroom, and a spacious 5th bedroom making it the ultimate setup for guests, extended family, or an entertainment hub. Step outside to your covered lower patio and enjoy immediate access to the community's pathway system. Perfectly positioned just minutes from top schools, shopping, playgrounds, and major routes including Stoney Trail. This is an incredible opportunity to own a turnkey, large-scale family

home in one of the North's most desirable communities. Book your private showing today!