



GRASSROOTS
REALTY GROUP

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28 Evansview Manor NW
Calgary, Alberta

MLS # A2349085



\$689,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Garage Door Openers, Window Coverings		

Welcome to 28 Evansview Manor NW — a beautifully maintained and thoughtfully designed family home set in the desirable community of Evanston. Offering 2,137 sq. ft. above grade, an exceptional floor plan, and an elevated setting with west-facing outdoor space, this home combines everyday comfort with the kind of space families love to come home to. From the moment you step inside, the 9' ceilings, rich hardwood flooring, and spacious rooms create an inviting sense of openness. The main floor features a large, separate living room centred around a gas fireplace, providing a comfortable space for relaxing or gathering with family and friends. At the heart of the home is the generous kitchen, complete with quartz countertops, beautifully designed cabinetry, a walk-in pantry, and a large island with breakfast bar seating. The adjacent dining area opens directly onto the sunny west-facing deck, making summer BBQs and evening entertaining effortless. A convenient office/computer nook that can also serve as an additional living space, along with a large mudroom with direct access to the garage, add everyday functionality to the main level. Upstairs, the impressive layout continues with a large bonus room, upper-level laundry with additional storage, and three generously sized bedrooms. The spacious primary retreat features a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks, a jetted tub, separate shower, and a private, separated toilet area. Large windows throughout the upper level bring an abundance of natural light into each room while capturing the elevated surroundings. The basement is already framed with roughed-in plumbing and offers excellent potential for future development. Whether you envision additional bedrooms, a home gym, recreation space, or a dedicated area for the kids, this is a space you can customize to

suit your family's needs. Maintenance is up to date with a new water tank installed and furnace serviced. Outside, enjoy a professionally maintained, low-maintenance yard with underground irrigation in the front and a west-facing deck perfectly positioned to take advantage of the afternoon and evening sun. Recent exterior improvements, including new shingles and siding in 2024, add to the home's long-term appeal. Located in Evanston, a vibrant northwest Calgary community surrounded by parks, pathways, and family-friendly amenities, with convenient access to schools, shopping, major roadways, and everyday essentials. A rare combination of space, functionality, thoughtful upgrades, and an excellent NW Calgary location — 28 Evansview Manor NW is a home you'll want to see in person.