



GRASSROOTS
REALTY GROUP

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16 Evansbrooke Rise NW
Calgary, Alberta

MLS # A2349267



\$599,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Gazebo, Lawn, Level, No Back		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage opener remotes x 2, TV mount in main floor living room, shelf with coat hooks at front door and bench underneath, smart thermostat, exterior garage keypad, garage shelving, deadbolt keypad (front door), alarm system with doorbell cam, outdoor dining table & 6 chairs on deck, pergola, sheds x 2

Welcome to your picture-perfect home, tucked into a quiet, family-friendly cul-de-sac with a professionally finished basement, an incredible backyard, and schools, shopping, parks and pathways all within easy walking distance. Step inside to a spacious front entrance with plenty of room to greet guests and a large closet to keep coats, shoes and all the kids' gear neatly tucked away. Continue into the heart of the home, where new LVP flooring complements the bright, open-concept kitchen, living and dining areas—an inviting space designed for everyday family life and effortless entertaining. The kitchen offers crisp white cabinetry, stainless steel appliances, GRANITE countertops and a generous pantry, while the adjoining living room is anchored by a cozy gas fireplace and oversized windows overlooking the backyard. From the dining area, step directly onto the expansive deck and enjoy a fantastic yard with plenty of room for kids and pets to play. A cozy corner pergola with ambient lighting creates the perfect spot to unwind and enjoy warm summer evenings. A privately tucked-away 2-piece powder room, and a mudroom with additional closet storage, laundry, and direct access to the garage complete the main level. Upstairs, the thoughtfully designed split layout provides excellent separation between the living and sleeping areas. The spacious bonus room is filled with natural light and includes an additional flex area—ideal for a home office, reading nook, homework station or creative space. The primary retreat easily accommodates king-sized furniture and includes a walk-in closet and immaculate 4-piece ensuite with a deep soaker tub. Two additional bedrooms, another 4-piece bathroom with excellent storage, and a linen closet complete the upper level. Descending to the professionally finished basement you are welcomed by even more living space

with a bright, modern rec room complete with wet bar and beverage fridge—perfect for movie nights, games or entertaining. Two additional bedrooms (windows do not meet current egress requirements) offer even more space for guests or teens, one featuring built-in closet organizers. A stylish 3-piece bathroom completes the lower level with an oversized shower, quartz-topped vanity with undermount sink and modern tilework. The double garage (insulated) is complete with Wi-Fi opener. The location can't be beat; a tot lot around the corner, the school and ball fields are approximately a 7-minute walk away, Creekside Shopping Centre is about 12 minutes on foot, and nearby walking and cycling paths make it easy to get outside. Symons Valley Road, Stoney Trail and other major commuter routes are only minutes away. BONUS: Brand-new roof and gutters 2025, furnace tuned up 2025. Central vac is roughed in (no cannister/attachments), rough-in for garburator (no garburator installed). A beautifully maintained home with space to grow, an exceptional backyard and a location that puts the essentials close to home—this is one you won't want to miss.