

97 Evansbrooke Way NW
Calgary, Alberta

MLS # A2265108



\$739,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance, Storage, Wet Bar

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

Inclusions: chest freezer, primary bedroom TV & fireplace, basement entertainment system (TV, stereo & speakers), bar fridge, outdoor storage box, BBQ, outdoor shades/curtains, keyless garage entry pad

This well-maintained two-storey home offers over 2,080 sq.ft. above grade with a fully developed walk-out basement, set on a quiet street in the Creekside area of Evanston. The main floor features a practical layout with a front office, refinished hardwood floors that continue up the staircase and throughout the upper level, and the removal of popcorn ceilings in favour of a modern textured finish. The kitchen offers quartz counters, new tile backsplash, stainless steel appliances and a walk-through pantry connecting to the laundry and garage entry, while the living room centers around an upgraded gas fireplace and the dining area opens to an oversized Duradek-covered deck with a gas line and BBQ included. Upstairs are four bedrooms, including a spacious primary with a walk-in closet and updated ensuite with dual sinks, soaker tub and separate shower, while the fourth bedroom is currently used as a bonus room and easily accommodates large furniture. The walk-out basement provides a comfortable media and entertainment space with built-in TV, speakers, gas fireplace and wet bar, leading to a covered patio with privacy shades and a landscaped yard with grass and trees. Recent updates include a new roof (2024) and hot water tank (2022). Located steps from Kenneth D. Taylor School, parks, pathways and nearby shopping at Creekside and Evanston Towne Centre, with quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function and family convenience.