

\$630,000 - 52 Evansbrooke Point Nw, Calgary

MLS® #A2088243

\$630,000

3 Bedroom, 3.00 Bathroom, 1,959 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to an extraordinary value in the heart of Evanston, where convenience and quality living are at the forefront. Nestled within the highly sought-after Evanston community, this home offers not just a place to live but a lifestyle to cherish. With great amenities nearby and excellent schools within reach, your family's needs are well-catered to. As you step through the welcoming entryway, you'll be greeted by a generous open living space filled with natural light streaming through an abundance of windows. A cozy gas-burning fireplace sets the scene for intimate gatherings and memorable moments. The kitchen features ample cabinet space and a spacious island that invites culinary creativity. Adjacent to the kitchen, the dining area boasts a large window with captivating views of the backyard and easy access to the expansive deck, perfect for hosting summer barbecues. Outside, a vast yard awaits, offering abundant space for recreation and gardening. Heading upstairs, you'll discover a sizable bonus room, perfect for a media room or a children's play area. Convenience is at its peak with upstairs laundry facilities. Two generously sized bedrooms, one complete with a walk-in closet. The primary bedroom is an oasis of luxury, boasting a substantial layout and a lavish 5-piece ensuite, including a deep soaker tub for relaxation. Additional features include a double car garage and an extended driveway, providing parking for up to four additional vehicles. The full basement, with roughed-in



plumbing, presents a blank canvas for your design ideas and future growing family. This property is more than a home; it's an opportunity to enhance your family's lifestyle. Don't miss the chance to live in this amazing home.

Built in 2005

Essential Information

MLS® #	A2088243
Price	\$630,000
Sold Price	\$628,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	52 Evansbrooke Point Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 19th, 2023
Days on Market	31
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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