

\$959,900 - 25 Evansborough Hill Nw, Calgary

MLS® #A2112913

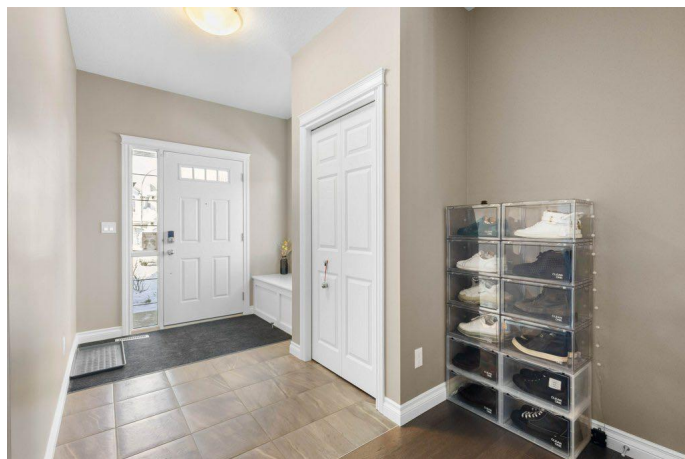
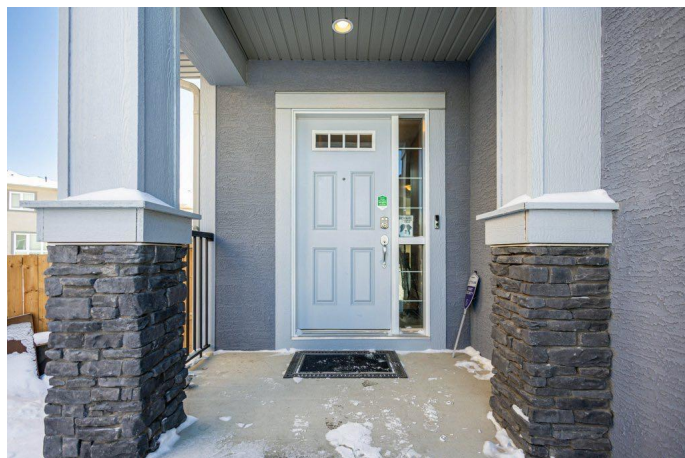
\$959,900

4 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

Welcome to Valley View, where luxury meets comfort in this magnificent 2015-built family home boasting 3446 sqft of meticulously crafted living space across three levels. Upon entering, you're greeted by an impressive 18 foot ceiling open-to-below family room, setting the tone for the grandeur within. The main floor unfolds with a seamless open-concept design, featuring a bright kitchen adorned with a sizable island, bathed in natural light from expansive South East facing windows. Granite countertops, stainless-steel appliances, and ample dual color cabinet storage complement the space, alongside a spacious pantry for culinary enthusiasts. The adjacent grand family room exudes warmth, anchored by a towering stone-faced gas fireplace, perfect for cozy gatherings. Step outside through the kitchen door to the deck, offering captivating views of the ravine. Ascending to the upper level, natural light floods the spacious layout, encompassing three bedrooms and a sprawling bonus room with vaulted ceilings. The primary bedroom retreat boasts vaulted ceilings, large windows, a private 5pc ensuite with dual vanities, soaking tub, and glass standalone shower, as well as a deep walk-in closet for added convenience. Two additional generously sized bedrooms, each with ample closet space, share a central 4pc bathroom, completing the upper level's functionality. The professionally developed walk-out lower level offers versatility, providing ample space for entertaining guests or indulging in leisure



activities. A well-appointed wet-bar complements the large rec-room living space, while an additional bedroom and full 4pc bathroom accommodate overnight guests or serve as a home office. The basement is also roughed in for a washer/Dryer and is equipped with a water softener and dechlorinator. Whether it's a kids' playroom, a retreat for visitors, or a dedicated workspace, this multi-functional area caters to diverse lifestyle needs with ease. Welcome home to luxury living at its finest, where every detail exudes sophistication and comfort.

Built in 2015

Essential Information

MLS® #	A2112913
Price	\$959,900
Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,336
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Evansborough Hill Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Bar, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Range, Dishwasher, Gas Stove, Oven, Refrigerator, Washer/Dryer, Water Conditioner, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	April 5th, 2024
Days on Market	28
Zoning	R-1s
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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