

\$679,900 - 22 Evansbrooke Manor Nw, Calgary

MLS® #A2153325

\$679,900

3 Bedroom, 4.00 Bathroom, 1,765 sqft
Residential on 0.09 Acres

Evanston, Calgary, Alberta

This like-new original-owner home has been meticulously maintained and features nearly 2,400 square feet of living space. Offering 3 bedrooms, 3.5 bathrooms, 3 living areas and a stunning outdoor space, this property is fully move-in ready and perfect for a family or those looking to downsize in comfort. Located in the heart of Evanston/Creekside, this home is within convenient walking distance to countless amenities. The main level boasts an open concept space with a central kitchen that is open to both living and dining areas - making the perfect functional space for everyday living. The kitchen has warm wood cabinetry, updated appliances, new resilient LVP flooring and a large corner pantry. The large dining space overlooks the backyard and the kitchen island provides additional seating space. The main great room is complete with a central gas fireplace and custom built-in cabinetry surrounds providing additional storage. A wall of windows overlooks the backyard so you can view your beautiful garden all summer long. The main level is complete with a mud room and 2pc bathroom. The recently updated LVP flooring flows up the stairs and throughout the entire upper floor - perfect for those with pets, small children or carpet allergies. The front of the home has a large family room with a wall of windows overlooking the front street. The back of the home is where you'll find a large primary bedroom complete with a walk-in closet and full 4pc ensuite including a soaker tub, walk-in



shower and oversized vanity. Two more bedrooms, a full bathroom and conveniently located laundry closet complete the upper level. The developed basement includes a large rec room with full wet bar and a 3pc bathroom - creating the perfect space for visiting guests but also ideal for everyday use. The backyard oasis is complete with a stunning professionally landscaped tiered garden, mature trees for added privacy and a large deck that is half covered/enclosed for cooler days and half exposed for soaking up the sunshine. This immaculate property is fully move-in ready and conveniently located close to the Creekside Shopping Centre providing added convenience for everyday living.

Built in 2003

Essential Information

MLS® #	A2153325
Price	\$679,900
Sold Price	\$685,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,765
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Evansbrooke Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 1C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Garden, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 20th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Charles
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