

\$899,900 - 7 Evansborough View Nw, Calgary

MLS® #A2163576

\$899,900

3 Bedroom, 3.00 Bathroom, 2,766 sqft
Residential on 0.13 Acres

Evanston, Calgary, Alberta

Welcome to this luxurious and meticulously upgraded 2700+ square foot former showhome, perfectly located in the family-friendly community of Evanston. This exceptional property sits on a corner lot in a quiet cul-de-sac and backs onto a scenic walking path, offering the perfect blend of modern living and outdoor lifestyle, and gives you breathtaking view down the ravine and ponds.

As you enter, you're greeted by an expansive foyer that opens to a bright and airy main floor.

This space is completely jaw dropping with an open-to-below living room inundated with natural light. The open-concept design is perfect for entertaining, featuring a chef's dream kitchen with quartz countertops, stainless steel appliances, a large center island, and a spacious butler's pantry (with room for additional freezer and wine cooler). The kitchen flows seamlessly into the inviting living room, complete with a cozy gas fireplace, and a formal dining area that overlooks the beautifully landscaped backyard and walking path. A main floor office with french doors perfects this main floor.

Upstairs, the elegant primary bedroom gives you an impressive view, along with a walk-in closet and a spa-like 5-pc ensuite with a dual vanity, a deep soaker tub, and a separate glass-enclosed shower. Two additional generously sized bedrooms, a full bathroom, a



bonus room perfect for family gatherings, complete the upper level.

The undeveloped basement awaits your personal touch. Outside, the backyard is a true oasis, featuring garden space, above ground sprinklers, and a large deck and patio area where you can enjoy the serene views of the walking path.

With an attached double garage, and countless upgrades throughout, this home packs a serious punch. Located close to schools, parks, shopping, and quick access to major roadways, this Evanston gem is not to be missed.

Built in 2015

Essential Information

MLS® #	A2163576
Price	\$899,900
Sold Price	\$920,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,766
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Evansborough View Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 15th, 2024
Days on Market	9
Zoning	R-1s
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.