

# \$1,099,000 - 26 Evansborough View Nw, Calgary

MLS® #A2164453

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,642 sqft

Residential on 0.13 Acres

Evanston, Calgary, Alberta

**PRICE REDUCED!!!! VIEWS! VIEWS! VIEWS!**

THE VIEWS DON'T END - FROM EVERY LEVEL OF THIS STUNNING HOME; THE RIDGE, CANAL and PONDS - WITH BREATHTAKING LIGHTS IN THE EVENING! Watch wildlife during the day and hear them at night. This 5 Bedroom Executive Home with wonderful walkout offers it all - with over 3500 sq ft of living space! Located in NW Calgary's highly coveted Evanston - on "THE RIDGE" - close to schools, transit, medical offices, shopping and restaurants - Evanston offers "it all". The main level offers a bright and open ambiance with an abundance of windows and natural sunlight. The vaulted ceilings are a show stopper and the sparkling kitchen offers a perfect setting for entertaining and practicality. Main floor office/den leads to the elegant living room with a splendid gas fireplace floor to ceiling feature wall! A large kitchen featuring an entertainment island, stainless appliances, cappuccino cabinetry and convenient walk-through pantry. Giant windows make this entire area bright all day, and hard to walk away from whatever you're staring at outside! The "mud room" offers ease of organization with "cubby-like" units for optimal organization. Upstairs, the spacious primary bedroom offers more beautiful views, an elegant 5-piece ensuite and a roomy Walk-in-closet. Two additional bedrooms share the four-piece bathroom. One of the most popular areas of the home - the second floor BONUS ROOM - roomy and spacious for



games night, sleepovers and watching the late night news. At the far end of the hall is a convenient space for a workstation. The developed downstairs with walkout offers the perfect area for the University Student, Mom-in-Law, or visiting guests. The Family/recreation room with kitchenette and fridge allows one privacy for a work -out or hobbies. Bedroom with attached 3-piece bath and oversize Walk-In Closet, and Media Room/bedroom makes this entire lower level comfortable and roomy enough for two people. The private tranquil walkout patio is lovely and perfect for an evening beverage and bird watching. Airconditioning throughout the home, shows 10/10! OPEN HOUSE this FRIDAY, OCTOBER 4, 2:00 - 5:00 PM.

Built in 2016

### **Essential Information**

MLS® #	A2164453
Price	\$1,099,000
Sold Price	\$1,020,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,642
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	26 Evansborough View Nw
Subdivision	Evanston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 0R2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Garburator, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Asphalt, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2024
Date Sold	October 19th, 2024
Days on Market	36
Zoning	R-1s
HOA Fees	0.00

### Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.