

19 Evansbrooke Point NW
Calgary, Alberta

MLS # A2227419



\$889,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,989 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

NEW PRICE* - Exceptional Value ***OPEN HOUSE SATURDAY June 28, 12:00pm - 3:00pm and SUNDAY June 29, 12:00 - 3:00pm***** Stunning Fully Renovated Walk-out Backing onto Ravine and West Nose Creek in Evanston | Over \$100K in Upgrades This beautifully renovated 3-bedroom, 4-bathroom home offers over 2,700 sq ft of stylish living space and backs directly onto a scenic ravine and pathway system. Set on a large west-facing lot surrounded by mature trees and green space, this home delivers privacy, tranquility, and incredible views year-round! Recent upgrades include a brand new roof, new flooring and paint, new interior doors, storm doors, upgraded hardware, window coverings, and a FULLY renovated kitchen with all new high end appliances! Step outside to your beautiful new deck with frameless glass railings, perfectly positioned to enjoy breathtaking ravine views and peaceful surroundings. Upstairs features a large bonus room, a spacious primary retreat with a luxurious ensuite, two additional bedrooms and 4 piece bath, perfect for families. The fully finished walk-out basement also features 9 foot ceilings, another bathroom, and a large recreation area complete with a wet bar. There's room to add a 4th bedroom if desired, thanks to the generous basement footprint. Additional features in the home include: Central Air Conditioning, Water Filtration System, Water Softener, Central Vacuum, walk through pantry, and additional soundproofing between the main floor and basement. Located on a large lot in a quiet, family-friendly culdesac, with a view of West Nose Creek, this home is just minutes from schools, parks, grocery stores, shops, and the brand-new GoodLife Gym & Wellness Centre. Quick access to Simon's Valley Road and Parkway makes commuting seamless and convenient for daily travel. This beautiful family home

combines thoughtful design and quality craftsmanship at an unbeatable location. Don't miss this rare opportunity to own a turn-key home on one of Evanston's most desirable streets. Act now - homes like this don't last!