

# \$897,000 - 116 Evansbrooke Landing Nw, Calgary

MLS® #A2230556

**\$897,000**

4 Bedroom, 4.00 Bathroom, 2,511 sqft

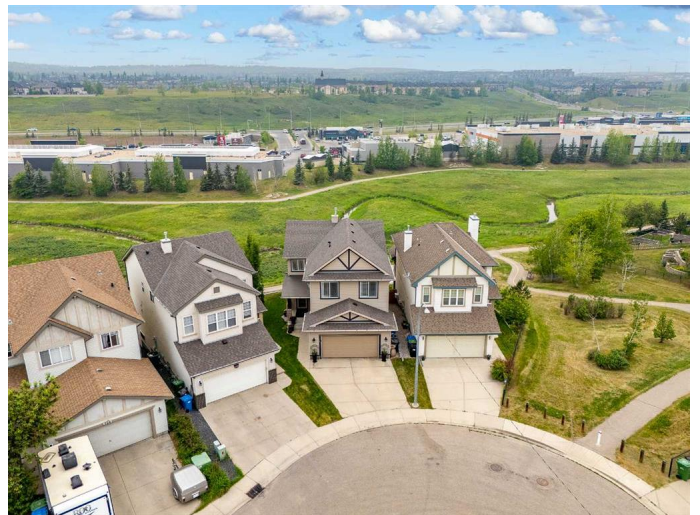
Residential on 0.13 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE, SUNDAY JUNE22 , 2pm - 4:30pm\*\*** PRIDE OF OWNERSHIP shines throughout this immaculately maintained home with over 3,650 sq.ft. of DEVELOPED LIVING SPACE, located on a QUIET CUL-DE-SAC in one of Calgary's most sought-after communities. This versatile home is perfect for anyone, offering the flexibility to accommodate extended family or a rental option. Backing onto a SCENIC RAVINE with walking and biking paths, and just steps from parks, schools, shops, dining, and more—this home offers the perfect balance of nature and convenience.

FRESHLY PAINTED THROUGHOUT in Fall 2024, featuring NEW TRIM and BASEBOARDS, gleaming HARDWOOD FLOORS, and an inviting open-to-above foyer that floods the large entryway with natural light.

The main level boasts an office or flex room with a window, a spacious kitchen with ample cabinetry, newer STAINLESS STEEL APPLIANCES, a NEW BACKSPLASH and a large island that seats four—perfect for entertaining or for the family. The adjoining dining area comfortably seats 8+ and opens to a bright living room with a cozy GAS FIREPLACE. Enjoy sunsets from the EXPANSIVE WEST FACING COMPOSITE DECK overlooking the LUSH RAVINE and PIE-SHAPED YARD.



Upstairs youâ€™ll find THREE GENEROUS BEDROOMS, including a well-appointed primary suite. A pocket door provides added privacy by separating the primary suite from the hallway and secondary bedroomsâ€”an ideal feature for quiet and comfort. A LARGE BONUS ROOM which could easily be converted into a fourth bedroom and an UPDATED 4-PIECE BATHROOM complete the upper level. The walk-out basement is bright and open, offering an ILLEGAL ONE BEDROOM SUITE with large windows, PLUS DEN with a SEPARATE ENTRANCE.

Additional highlights include AIR CONDITIONING (2020), UNDERGROUND SPRINKLER SYSTEM, NEW ROOF (June 2025), and LOADS OF PARKING. Just a 5-minute walk to the elementary school and only 3 minutes to a nearby park. Step out from your backyard into the beautiful green space and enjoy the convenience of walking to the grocery store, gyms, coffee shops, restaurants, pubs and more!

This rare ravine-backing gem truly has it allâ€”space, style, location, and functionality. Donâ€™t miss your chance to call it home!

Built in 2004

### **Essential Information**

MLS® #	A2230556
Price	\$897,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,511
Acres	0.13
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Evansbrooke Landing Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), French Door, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Awning(s), Garden
Lot Description	Front Yard, Landscaped, Lawn, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	Sotheby's International Realty Canada
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