

**69 Evansbrooke Park NW
Calgary, Alberta**

MLS # A2161592



\$840,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Kitchen Island, Wet Bar		

Inclusions: Shed

Stunning and spacious family home situated on a corner lot, offering a southwestern view backing onto greenspace and a creekside walking path which leads to multiple ponds, parks, and a bustling shopping area. Perched atop a hill, this home provides beautiful views, and the expansive pie-shaped lot offers additional privacy in your backyard oasis. In the back, you'll find low-maintenance landscaping. You will find over 3,000 square feet of living space across three fully finished levels. The main floor features a living room with vaulted ceilings with hardwood throughout and a gas fireplace. The kitchen boasts ceiling-height maple cabinetry, an island, a pantry, a dining area, as well as a formal dining room. From the dining area, you can step outside onto the covered deck to enjoy the views. Upstairs, French doors lead to a spacious master bedroom with a walk-in closet and a spa-like ensuite featuring a skylight, double vanity, and jetted tub. This level also includes two additional bedrooms, a full bathroom, and a den/office area that overlooks the living room below. In the basement, you'll find a fourth bedroom, another full bathroom, and a large rec room with a cozy gas fireplace, a wet bar, and walk-out access to the backyard. The nearby shopping center is within walking distance and offers multiple dining options, a Co-op grocery store, gyms, businesses, and a bowling alley coming soon. Additionally, the area is well-served by schools, biking and walking paths, and parks. With easy access to major roadways like Stoney Trail and Beddington Trail, commuting throughout the city is convenient. Don't miss your opportunity to view this impressive property in a prime location.