

**38 Evansbrooke Manor NW**  
**Calgary, Alberta**

**MLS # A2279555**



# \$699,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to this beautifully maintained 2-storey home in the family-friendly community of Evanston, perfectly situated on a quiet cul-de-sac just steps from schools, parks, and nearby shopping. Offering over 2,400 sq. ft. of developed living space, this home provides exceptional functionality for large or multi-generational families. The main floor features an inviting open layout with a bright living area, a well-appointed kitchen, and a dining space that opens to the backyard deck—ideal for entertaining or family barbecues. Upstairs, you’ll find four spacious bedrooms, including a primary suite with a private ensuite and lots of natural light. The fully developed basement adds even more flexibility with an additional bedroom, full bathroom, and a cozy rec room perfect for movie nights or game nights. Recent updates include a new roof, downspouts, and fascia (2024), fresh paint throughout, and new deck boards (2024). Additional highlights include central A/C, a double attached garage that’s insulated, equipped with an electric heater and epoxy floors, and a large fenced yard with multiple storage sheds. Enjoy easy access to Stoney Trail and Deerfoot, nearby schools, and an abundance of shopping and amenities. This is a rare find with 4 bedrooms upstairs—a perfect fit for growing families seeking space, comfort, and convenience in one of Calgary’s most desirable northwest communities.