

**28 Evansview Manor NW
Calgary, Alberta**

MLS # A2282436

\$749,900



Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot, See Remarks, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In		
Inclusions:	N/A		

You'll be impressed the moment you step into this beautifully designed home featuring a spacious and functional floor plan with 3 large bedrooms and 2.5 bathrooms. The main floor showcases 9-foot ceilings, rich hardwood flooring, and a large living room complete with a cozy gas fireplace—perfect for relaxing or entertaining. The stunning kitchen is a true highlight, with attractive cabinetry, granite countertops, a walk-in pantry, and a huge island with breakfast bar. The adjacent dining area features patio doors that open to the rear deck, ideal for indoor-outdoor living (sunny west exposure). The main floor also includes a home office/computer area and a spacious mudroom with convenient access to the attached garage. The upper level is equally impressive, featuring a large family room, three generous bedrooms, and a convenient laundry room with extra storage space. The primary Bedroom is a perfect place to relax with large windows with city views—enjoy the night lights! The luxurious 5-piece ensuite includes a deep jetted tub, separate shower, dual sinks, and a large walk-in wardrobe closet. The basement is ready for future development, with framing already started, it offers plenty of additional storage space. This home is in an excellent location close to parks, walkways, Creekside Shopping Centre and Evanston Towne Centre. You'll appreciate the easy access to major roadways throughout the city. This is the perfect place to call home!