

# \$749,900 - 57 Evansbrooke Park Nw, Calgary

MLS® #A2226027

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,957 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

OpenHouse June 15 2-5PM: Prepare to be impressed by this beautifully upgraded two-story walkout home, perfectly situated on a quiet street in the heart of Evanston (over \$90,000 spent on upgrades). With exceptional curb appeal and backing onto a the ridge and green space with walking paths and a creek, this home offers the perfect blend of elegance, functionality, and location.

Step inside to discover a bright, open-concept main floor with 9'™ ceilings, large windows that flood the space with natural light, and breathtaking ridge views from the living and dining areas. The spacious living room showcases a sleek one-piece Calacatta quartz fireplace surround, while the adjacent dining area is ideal for family meals or entertaining.

The contemporary kitchen is a chef's™ dream, featuring a show-stopping Calacatta quartz waterfall island, matching quartz backsplash, and a full suite of new stainless steel appliances including an electric range, range hood, dishwasher, and a recently purchased refrigerator.

Upstairs, the bonus room is thoughtfully placed at the rear of the home to fully capture the views, along with two additional bedrooms that also overlook the ridge. The front-facing primary suite includes a relaxing ensuite with dual sinks, a soaker tub, and separate shower. A convenient laundry room is also located on



the second floor.

The home features brand new luxury vinyl plank flooring and subfloor on the main level and in all bathrooms, upgraded 55 oz premium carpet upstairs (installed April 2025), fresh paint throughout, and all new lighting fixtures, mirrors, sinks, and faucets, giving the home a fresh, modern feel from top to bottom.

The walkout basement is undeveloped and includes rough-in plumbing, offering endless potential for future expansion.

Outside, enjoy the peace and privacy of a huge pie-shaped lot with mature landscaping, a shed, and a pad with electrical already in place for a future hot tub. Major exterior upgrades include a brand new roof (April 2025), composite deck with sleek railings, 200+ sq. ft. of poured concrete patio, natural stone accents on the front façade, and durable white vinyl siding replacing the original cedar shakes.

This incredible home is walking distance to schools, parks, shopping, and amenities, making it the perfect opportunity for families looking for a move-in ready home in an unbeatable location.

Built in 2004

**Essential Information**

MLS® #	A2226027
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,957

Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	57 Evansbrooke Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	44
Zoning	R-G

**Listing Details**

Listing Office	2% Realty
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