



THE
A-TEAM

**RE/MAX
FIRST**

2 EVANSBROOKE Manor, Calgary T2P 1C8

MLS®#: **A2170388**

Area: **Evanston**

Listing Date: **10/03/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,934**
Low Sqft:
Ttl Sqft: **1,934**

DOM

48
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Rectangular Lot**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Private Electric Vehicle Charging Station(s)

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cedar,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`2" x 6`11"	Dining Room	Main	11`3" x 7`10"
Kitchen	Main	11`3" x 8`11"	Pantry	Main	1`10" x 2`4"
Other	Main	20`4" x 8`2"	2pc Bathroom	Main	7`8" x 3`1"
Living Room	Main	13`8" x 24`6"	Entrance	Main	5`8" x 9`5"
4pc Bathroom	Upper	9`11" x 4`11"	Bedroom	Upper	9`11" x 9`8"
Walk-In Closet	Upper	5`8" x 4`9"	Laundry	Upper	5`2" x 3`5"
Bedroom - Primary	Upper	12`11" x 15`0"	Walk-In Closet	Upper	5`8" x 8`9"

Bonus Room
4pc Ensuite bath
2pc Bathroom
Furnace/Utility Room

Upper
Upper
Basement
Basement

14`8" x 16`11"
5`7" x 13`1"
7`0" x 4`9"
23`10" x 6`5"

Bedroom
Storage
Game Room

Upper
Upper
Basement

9`11" x 9`11"
3`11" x 2`11"
23`10" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310998

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 2 Evansbrooke Manor NW, a spacious 2-story smart home in the sought-after community of Evanston, Calgary. This beautifully maintained property offers 3 bedrooms and 4 bathrooms (2 full + 2 half) across 1,934 sq ft of living space—ideal for growing families or anyone seeking room to relax and entertain. The main floor showcases hardwood flooring, a large living room with a cozy gas fireplace, and an open kitchen featuring granite countertops and stainless steel appliances—perfect for hosting family and friends. The bright dining area opens directly to the backyard, where you'll find a newly built composite deck extending the length of the house, and a fire pit, perfect for outdoor gatherings. Upstairs, the master bedroom is a private retreat with a full en-suite bath and walk-in closet. Two additional bedrooms, plus a spacious bonus room, complete the upper floor. The fully finished basement offers a rec/media room with a wet bar, providing even more space for relaxation and entertainment. This home is equipped with smart home features and includes a double attached garage with a Tesla charger. Located within walking distance to schools, parks, and all the amenities Evanston has to offer, this property is ready for its new owners.

Inclusions:
Property Listed By:

n/a
Gravity Realty Group

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









