



THE
A-TEAM

**RE/MAX
FIRST**

2 EVANSBROOKE Manor, Calgary T2P 1C8

MLS® #: **A2181163**

Area: **Evanston**

Listing Date: **12/02/24**

List Price: **\$705,000**

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

19
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
Mud Room	Main	6`2" x 6`11"
Kitchen	Main	11`3" x 8`11"
Other	Main	20`4" x 8`2"
Living Room	Main	13`8" x 24`6"
4pc Bathroom	Upper	9`11" x 4`11"
Walk-In Closet	Upper	5`8" x 4`9"
Bedroom - Primary	Upper	12`11" x 15`0"

Room	Level	Dimensions
Dining Room	Main	11`3" x 7`10"
Pantry	Main	1`10" x 2`4"
2pc Bathroom	Main	7`8" x 3`1"
Entrance	Main	5`8" x 9`5"
Bedroom	Upper	9`11" x 9`8"
Laundry	Upper	5`2" x 3`5"
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 beautifully maintained 2-story smart home in the heart of Evanston. With 1,934 sq ft of thoughtfully designed living space, this home offers 3 bedrooms, 4 bathrooms (2 full + 2 half), and the perfect blend of comfort and style. The main floor features hardwood floors, a cozy gas fireplace in the living room, and a well-appointed kitchen with granite countertops and stainless steel appliances. The bright dining area opens to a newly built composite deck that spans the entire width of the house, overlooking a backyard with a fire pit—perfect for entertaining or relaxing outdoors. Upstairs, you'll find a primary suite complete with a walk-in closet and en-suite bath, two additional bedrooms, and a massive bonus room. This flexible space is ideal for a secondary living room and can easily accommodate desks for use as a floating office or study area. The fully finished basement offers even more living options, featuring a media/rec room with a wet bar. Equipped with modern smart home features and a double attached garage with a Tesla charger, this home provides unparalleled convenience. Located close to schools, parks, and Evanston's many amenities, this property is ready for you to make it your own. Call today to schedule your private showing.

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











