

11 Evansview Road NW
Calgary, Alberta

MLS # A2191254



\$888,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,689 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover luxury, comfort, and modern living in this exceptional 5-bedroom, 3.5-bathroom home, perfectly situated on a peaceful street in the exclusive Evansview community of Evanston. Built in 2012, this 3,700 sq. ft. residence blends elegance and functionality, featuring a chef's dream kitchen with stainless steel appliances, ample maple hardwood cabinets, exquisite granite countertops, and an expansive island ideal for meal prep and entertaining. The main floor impresses with gleaming maple hardwood floors, large windows that flood the space with natural light, a formal dining area, a home office, and a grand living room boasting soaring 12-foot ceilings, a custom-built TV unit, and a cozy fireplace. Upstairs, the lavish primary suite offers a private ensuite and a luxurious walk-in closet, complemented by three additional spacious bedrooms, a versatile bonus room above the garage, and a convenient upper-floor laundry with a window. The fully developed basement with large windows is designed for entertainment, featuring a dedicated media room, a wet bar with a fridge and cabinetry, and an additional bedroom with a full bath—perfect for guests. Outside, enjoy a private, fenced backyard with a beautiful deck and BBQ gas line, an attached 2-car garage with a wide driveway, and a brand-new asphalt roof and North and West side vinyl siding (2025) for lasting durability. Ideally located within walking distance of three schools, with a new middle school under construction, and close to shopping centers, scenic walkways, and parks, this remarkable home is a rare opportunity—schedule your viewing today!