



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

97 Evansbrooke Way NW
Calgary, Alberta

MLS # A2265108



\$739,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Storage, Wet Bar		

Inclusions: chest freezer, primary bedroom TV & fireplace, basement entertainment system (TV, stereo & speakers), bar fridge, outdoor storage box, BBQ, outdoor shades/curtains, keyless garage entry pad

This well-maintained two-storey home offers over 2,080 sq.ft. above grade with a fully developed walk-out basement, set on a quiet street in the Creekside area of Evanston. The main floor features a practical layout with a front office, refinished hardwood floors that continue up the staircase and throughout the upper level, and the removal of popcorn ceilings in favour of a modern textured finish. The kitchen offers quartz counters, new tile backsplash, stainless steel appliances and a walk-through pantry connecting to the laundry and garage entry, while the living room centers around an upgraded gas fireplace and the dining area opens to an oversized Duradek-covered deck with a gas line and BBQ included. Upstairs are four bedrooms, including a spacious primary with a walk-in closet and updated ensuite with dual sinks, soaker tub and separate shower, while the fourth bedroom is currently used as a bonus room and easily accommodates large furniture. The walk-out basement provides a comfortable media and entertainment space with built-in TV, speakers, gas fireplace and wet bar, leading to a covered patio with privacy shades and a landscaped yard with grass and trees. Recent updates include a new roof (2024) and hot water tank (2022). Located steps from Kenneth D. Taylor School, parks, pathways and nearby shopping at Creekside and Evanston Towne Centre, with quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function and family convenience.