

# \$725,000 - 20 Evansbrooke Landing Nw, Calgary

MLS® #A2200754

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,907 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

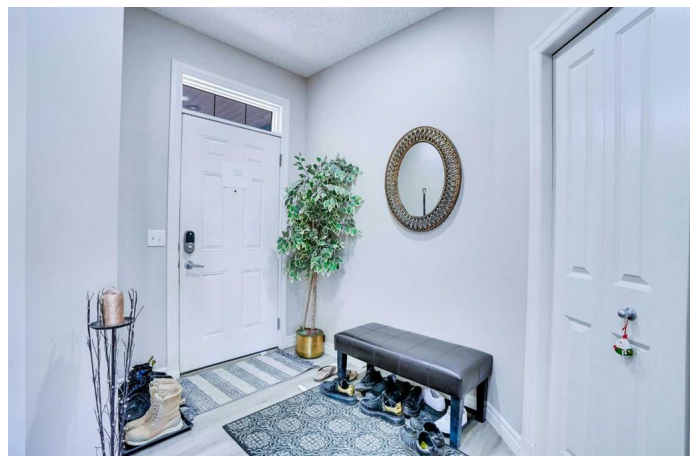
\*\*\*Well-kept Spacious centrally air-conditioned Home with total of 4 Bedrooms , 3.5 Bathrooms, Fully finished basement, Located on quiet street close to park. The minute you enter , you will notice open concept Large living room with gas Fireplace , 9â€™™ foot ceiling, Recently installed LUXURY VINYL floor & Granite Counter Tops. The SPACIOUS Kitchen is truly a chefâ€™™s DREAM, large island, tons of cabinets. The upper level features a LARGE FAMILY Room with tons of sun, built in CAPPUCCINO bar, Electric Fireplace (Installed in 2025) where you can spend quality family time together. Generous Master Bedroom with 4 pieces ENSUITE bath , Walk in Closet. Two other bedrooms , Full Bathroom & Laundry room. Fully developed Basement with Bedroom ,3 pieces Bathroom and Multipurpose Recreation area. Very close to all Amenities like Play Ground, Shopping, Restaurants, and KENNETH D. TAYLOR K-4 School. Beautifully Landscaped Backyard with large deck to entertain summer parties. Recent UPGRADES Kitchen Renovation in 2024, New Hot Water Tank in 2024. The new roof (2025), Pot lights, Remote control blinds, new vanity on the main floor bath.

Built in 2005

## Essential Information

MLS® # A2200754

Price \$725,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,907       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 20 Evansbrooke Landing Nw |
| Subdivision | Evanston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1G5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard, Playground, Rain Gutters |
|-------------------|----------------------------------------|

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Back Yard, Landscaped, Level, Rectangular Lot |
| Roof            | Asphalt                                       |
| Construction    | Brick, Vinyl Siding, Wood Frame               |
| Foundation      | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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