

**296 Evansborough Way NW**  
**Calgary, Alberta**

**MLS # A2241438**



**\$719,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,801 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind   |               |                   |

|                    |                                                         |                   |     |
|--------------------|---------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home                         |                   |     |

**Inclusions:** None

Welcome to this stunning family home located in the sought-after community of Evanston in NW Calgary! This beautifully designed property offers a perfect blend of comfort, style, and functionality. The open-concept main floor features soaring 9' ceilings and large windows that flood the space with natural light. The chef-inspired kitchen is complete with granite countertops and upgraded stainless steel appliances—ideal for cooking and entertaining. A welcoming foyer leads to a stylish powder room, a conveniently located laundry area, and a versatile main floor den—perfect for working from home. Upstairs, unwind in the spacious primary bedroom with a large walk-in closet and a luxurious spa-like ensuite. Two additional well-sized bedrooms and a massive bonus room provide plenty of space for the entire family to enjoy. The walkout basement includes a 1-bedroom illegal suite with a separate kitchen and laundry hookups, offering excellent potential for extended family or rental income. You'll also appreciate central air conditioning, central vacuum rough-ins throughout, and an oversized deck—perfect for hosting summer BBQs and gatherings. Plus, the home offers added privacy with no neighbours behind you. This is a rare opportunity to own a feature-packed home in one of NW Calgary's most family-friendly neighborhoods!