

# \$799,900 - 204 Evansbrooke Landing Nw, Calgary

MLS® #A2235015

**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.10 Acres

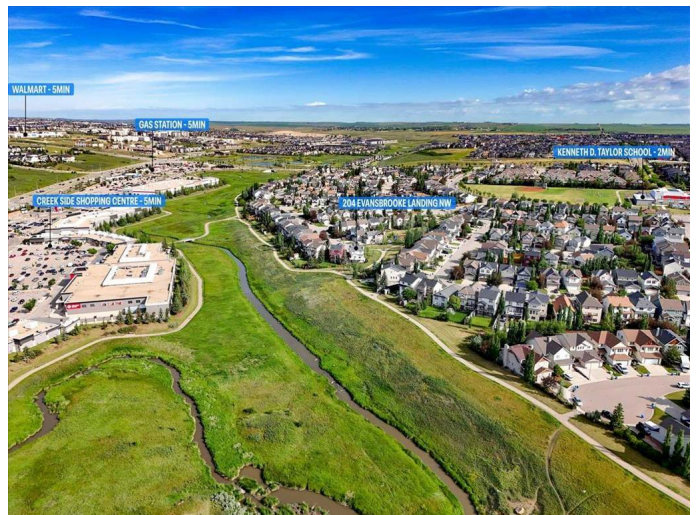
Evanston, Calgary, Alberta

Nestled at the end of a quiet cul-de-sac in Evanston, this fully developed walkout home offers over 2,860 sq.ft. of living space, backing directly onto a peaceful green space with no neighbour on one side and on the back side.

A striking 2-storey high foyer welcomes you in, setting the tone for the airy and open feel throughout the home. Just off the front entrance is a dedicated office, perfect for remote work or quiet study. At the back of the home, the southeast-facing Living room is filled with natural light and features a cozy gas fireplace with views of the backyard and green space. The Kitchen is designed with quartz countertops, stainless steel appliances, ample cabinetry, and a walk-through pantry that connects to the mudroom, where you'll also find the laundry area. Adjacent to the kitchen, the Dining area opens to a spacious vinyl deck, perfect for outdoor entertaining.

Upstairs offers a generous bonus room with vaulted ceiling, two additional bedrooms each with its own walk-in closet, a full bath. A serene Master bedroom retreat with unobstructed green views, a 5-piece ensuite featuring dual sinks, a soaker tub, separate shower, and a walk-in closet.

The fully finished walkout basement extends your living space with a Family room featuring a gas fireplace, a large Recreation room with a wet bar, a separate wine room, and a 4-piece bathroom. The southeast-facing backyard is beautifully landscaped and opens right onto



the community pathway.

Notable upgrades include: New Shingles (2025), new furnace (2024), central A/C (2024), dishwasher (2023), newly painted in 2023, and garage door opener (2023). Located within walking distance to elementary schools, Creekside Shopping Centre, and public transit—this is a rare and desirable find in one of Evanston’s best locations.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235015    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,096       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 204 Evansbrooke Landing Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 1G4                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 27th, 2025

Days on Market 60

Zoning R-G

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.