# \$1,089,000 - 9 Evansborough Green Nw, Calgary

MLS® #A2217574

### \$1,089,000

4 Bedroom, 4.00 Bathroom, 2,464 sqft Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to your next family home in the heart of Evanston BACKING GREENSPACE! This 4-bedroom, 3.5-bathroom home with a FULLY DEVELOPED WALK OUT BASEMENT is truly a home you won't want to miss. Thoughtfully designed and impeccably maintained, it offers the perfect balance of comfort, functionality, and style. DON'T FORGET THE TRIPLE CAR HEATED TANDEM GARAGE, for all of your toys.

As you enter, you're welcomed by a spacious fover that provides a convenient spot to store all your shoes, coats, and winter gear. Moving further inside, the main level opens up into a seamless flow between the dining area, living room, and kitchenâ€"creating an inviting space that's perfect for everyday living and entertaining alike. The kitchen is a stand out, featuring a large island ideal for meal prep or hosting, sleek quartz countertops, stainless steel appliances, ample cabinetry and a perfectly placed flex room for additional storage. Just off the kitchen, step onto the expansive balcony overlooking a peaceful, private backyardâ€"an ideal spot for summer BBQs or relaxing evenings outdoors.

Upstairs, you'II find a bright and spacious bonus room perfect for family movie nights or a kids' play area. This level also includes four generously sized bedrooms, a centrally located 4-piece bathroom, and a convenient laundry room. The primary suite offers a true







retreat with a large window framing views of the greenspace, a luxurious 5-piece ensuite with a glass shower, soaker tub, double vanity with quartz counters, and a walk-in closet with plenty of room for two.

The fully developed walk-out basement adds even more functional living space, whether you're envisioning a home gym, a media room, or an additional family area. A full 3-piece bathroom and abundant storage make this level both practical and versatile. Step outside from the basement to enjoy the covered patio, perfect for unwinding in a serene setting with NO NEIGHBOURS BEHINDâ€"just peace and quiet.

Situated in the family-friendly community of Evanston, this home is mere seconds from highly rated schools, and just minutes from shopping, dining, groceries, and major roadways like Stoney and Deerfoot Trailâ€"making commutes and errands a breeze.

This home has everything your family needs and more. Don't miss your chanceâ€"book your private showing today!

Built in 2016

#### **Essential Information**

MLS®#	A2217574
Price	\$1,089,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,464
Acres	0.10
Year Built	2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 9 Evansborough Green Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0M7

#### **Amenities**

Parking Spaces 5

Parking Tandem, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

#### **Additional Information**

Date Listed May 7th, 2025

6

Days on Market

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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