

# \$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 38

Zoning R-G

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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