

# \$815,000 - 66 Evansbrooke Terrace Nw, Calgary

MLS® #A2211358

**\$815,000**

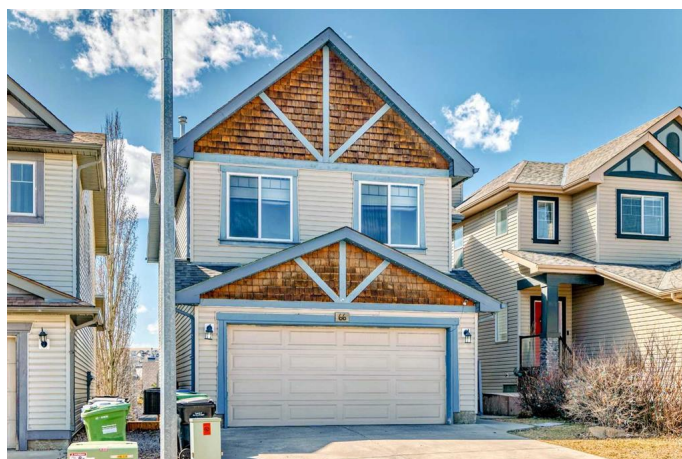
5 Bedroom, 4.00 Bathroom, 2,040 sqft

Residential on 0.14 Acres

Evanston, Calgary, Alberta

Location, View & Walk-Out – This one has it all! Welcome to this rare 5-bedroom + den home in the highly desirable community of Evanston NW, located on a quiet cul-de-sac.

Rare to find East-Facing entrance and stunning views from the desirable West-facing backyard. Step inside to a bright, open floor plan with large windows and natural light throughout. The main floor offers a spacious kitchen with a walk-through pantry, a cozy living room with a fireplace, and a generous dining area that opens onto a huge composite deck with glass railing – perfect for entertaining and enjoying sunny evenings. Upstairs features 4 bedrooms, including a large primary suite with a soaker tub, stand-alone shower, and walk-in closet. The bonus room has been converted into an oversized 4th bedroom, ideal for big families. The fully finished walk-out basement includes the 5th bedroom, den, full bathroom, big living area, and second laundry – perfect for extended families. Brand new Electric range Dec 2024, Upstairs flooring 2022, Exterior smart lights installed in Sep 2024, Brand new roof and Siding April 2025 This home also comes with A/C, and sits on a massive 42.69x140.07 ft lot with an oversized backyard. Walking distance to schools, with easy access to shopping and major highways. This is the perfect home for growing families, professionals, or investors. Move-in ready and in excellent condition. Embrace the outdoors and imagine your new lifestyle. Take this



opportunity to make this your new home! To  
book a private tour call now.

Built in 2005

### **Essential Information**

MLS® #	A2211358
Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,040
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	66 Evansbrooke Terrace Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Gas Water Heater, Range Hood, Refrigerator
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,



### Exterior

Exterior Features	Balcony, BBQ gas line, Fire P
Lot Description	Back Yard, Cul-De-Sac, Rectangular Lot, Treed, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 12th, 2025
Days on Market	64
Zoning	R-1N

### Listing Details

Listing Office	eXp Realty
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