

# \$649,800 - 57 Evanscove Manor Nw, Calgary

MLS® #A2256153

**\$649,800**

4 Bedroom, 4.00 Bathroom, 1,875 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

HOME SWEET HOME! Welcome to this stunning, executive 2 storey home situated on a quiet, family friendly street BACKING ON TO A GREEN SPACE in the sought-after NW community of Evanston! Brand new roof! This wonderfully maintained, move-in ready home offers 4 bedrooms, 3.5 bathrooms, a contemporary open concept floor plan offering 2,630 SQFT developed SQFT throughout, charming curb appeal and a double attached garage. Heading inside this sophisticated home you will fall in love with the elegant décor and gleaming hardwood flooring. The main floor offers an extremely spacious living room that's flooded in natural sunlight, a formal dining area, 2 piece vanity bathroom and an outstanding gourmet chef's kitchen featuring a peninsula island with a raised eating bar, full appliance package and a ton of counter and cabinet space. Upstairs you will find a large, bright bonus/ family room with vaulted ceilings, laundry room, 2 generous sized bedrooms, a gorgeous 4 piece bathroom and the star of the floor, the dreamy master retreat complete with a massive walk-in closet and a spa-like 5 piece ensuite bathroom with double vanity sinks, an oversized shower and a cozy soaker tub. The fully finished basement offers a 4th bedroom, spacious living room/recreation room that's perfect for a growing family, another fantastic 4 piece bathroom and a utility room with ample storage space. Outside, boasts a double attached garage with additional driveway parking and



the beautifully manicured, fenced backyard with a large deck thatâ€™s perfect for entertaining. This prime location is close to all major amenities including schools, public transportation, parks, many different shopping options, numerous pathways and quick access to Stony Trail and other major roadways! This GEM is a MUST VIEW, book your private showing today!

Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256153               |
| Price          | \$649,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,875                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 57 Evanscove Manor Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0E5               |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Treed, Subdivided

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 11th, 2025

Days on Market 4

Zoning R-G

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.