

# \$985,000 - 444 Evanston View Nw, Calgary

MLS® #A2204539

**\$985,000**

7 Bedroom, 4.00 Bathroom, 2,515 sqft  
Residential on 0.11 Acres

Evanston, Calgary, Alberta

Click brochure link for more details. Welcome to your dream sanctuary in the sought-after community of Evanston! This meticulously maintained 7-bedroom, 3.5-bathroom residence spans an impressive 3,432 sq ft and is designed with modern family living and entertaining in mind. With recent upgrades and a host of premium features, this property is not just a house—it's a lifestyle. Key Features: 7 Spacious Bedrooms: Four generously sized bedrooms upstairs provide ample room for family and guests, ensuring comfort for everyone. Massive Over-Sized Garage: An ideal space for a workshop, extra storage, or housing multiple vehicles, giving you the flexibility you need. Tesla EV Home Charger Installed: Enjoy the convenience of electric vehicle charging right at home, promoting an eco-friendly lifestyle. Solar Panels: Harness the power of the sun with eco-friendly energy efficiency and enjoy reduced utility costs. New Roof and Siding (Installed Just 1 Month Ago): Experience peace of mind with recent upgrades that enhance the home's™ curbed appeal and structural integrity. Fully Developed Basement: 2 legal bedrooms & 3-piece bath (legal walkout as of 2024). Gourmet Kitchen: A chef's dream, featuring granite countertops, a tiered island, stainless steel appliances, and classic cabinetry—perfect for culinary adventures and family gatherings. Formal Dining Room: Dine in style under an elegant tray ceiling, providing the perfect backdrop for memorable



meals with loved ones. Open Concept Living Area: This expansive layout is ideal for entertaining, seamlessly blending the living, dining, and kitchen spaces. Cozy Living Room: Curl up beside the gas fireplace with a beautiful mantle, perfect for chilly evenings. Main Floor Office: Designed for productivity, this dedicated workspace is perfect for remote work or study. Upstairs Bonus Room: Features an impressive vaulted ceiling that adds grandeur, making it ideal for a playroom or media space. Luxurious Master Suite: Retreat to your spacious sanctuary featuring a 5-piece en-suite with dual vanity, a soaker tub, and a large walk-in closet—your personal oasis. Convenient Upstairs Laundry Room: Say goodbye to tedious laundry days with this thoughtfully designed space, making chores a breeze. Hardwood Floors & 9' Ceilings on Main Level: Enhancing the sense of space and elegance throughout the main level. Fresh Light-Toned Paint: Bright and inviting, this home is ready for your personal touches. West-Facing Backyard: Bask in the sun on your large deck complete with a BBQ gas line, metal railing, a spacious patio, and garden area—perfect for outdoor gatherings and summer barbecues. Location Highlights: Desirable Evanston Community: Family-friendly, well-established, and rich in amenities, this neighborhood is perfect for all ages. Quick Access to Symons Valley Parkway: Enjoy easy commuting to downtown and surrounding areas, making your daily travels hassle-free. Proximity to Schools & Playgrounds.

Built in 2007

## Essential Information

MLS® #	A2204539
Price	\$985,000
Bedrooms	7

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,515
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	444 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden
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Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	Honestdoor Inc.
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