

**444 Evanston View NW
Calgary, Alberta**

MLS # A2235677



\$850,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Chandelier, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to your dream home in the highly sought-after community of Evanston! This beautifully maintained and extensively upgraded 5-bedroom home offers over 3,400 sq ft of developed living space designed with families in mind. With 4 spacious bedrooms upstairs, a walk-up basement with separate entrance, and an oversized garage with workshop potential, this home truly has it all! Step inside to find gleaming hardwood floors, 9' knockdown ceilings, and a bright, open layout. The main floor features a formal dining room with tray ceiling, a cozy living room with gas fireplace, and a chef's kitchen with granite countertops, tiered island, stainless steel appliances (including a new GE steam-clean gas range), and classic cabinetry. Enjoy your morning coffee in the sunny breakfast nook overlooking the backyard with deck, patio, garden, and gas BBQ line. Need a home office? There's one here too—plus a convenient powder room on the main floor. Upstairs, you'll find a vaulted bonus room, laundry with LG washer/dryer (2022), and 4 large bedrooms including a serene primary retreat with a 5-piece ensuite featuring a soaker tub, dual vanity with granite, and walk-in closet. The developed basement boasts laminate flooring, a tasteful 3-piece bath, 2 bedrooms, and a separate entrance—perfect for creating a legal suite (just add a kitchen!). The covered entrance adds privacy and functionality. Recent upgrades include: New roof, siding, gutters & flashing (March 2025) Permanent outdoor lighting (2025, 5-yr warranty) Solar panels (2022) Tesla EV charging station (2023) Two Lennox A/C units (2022), humidifiers, & smart thermostats Reverse osmosis water system, Wi-Fi water softener & shutoff, garburator, and more New light-toned paint, duct cleaning (2025) Upgraded lighting, zebra blinds with remote, and sensor hallway lights Enjoy the beautifully

landscaped yard, freshly stained deck & fence, and proximity to schools, playgrounds, and amenities, plus quick access to Symons Valley Parkway. This is more than a home—it's a lifestyle upgrade. Don't miss your opportunity to own this move-in-ready gem!