

# \$1,339,000 - 39 Evansridge View Nw, Calgary

MLS® #A2241746

**\$1,339,000**

5 Bedroom, 4.00 Bathroom, 2,901 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

Rarely does a home like this come to market. Located on the most desirable cul de sac in Evanston and backing west onto the ridge with amazing panoramic views, Welcome to 39 Evansridge View NW. This one owner Calbridge built home was designed to take full advantage of the incredible view from every space. Whether relaxing in the great room, cooking in the chef inspired kitchen or entertaining in the adjacent dining room, the wall of windows will provide the perfect backdrop. The sunsets are breathtaking! With 5 Bedrooms, 3.5 baths and just over 4000 sq ft of developed living space this home is perfect for hosting friends and family. The main floor is open concept between the kitchen, great room with fireplace and dining room and even has a sought-after main floor office. This level boasts 9 ft ceiling, 8 foot interior doors, and newer engineered hardwood floors just to name a few upgrades. The wall of windows are all triple pane â€“ benefit from the light, keep out the heat and important with the bright West back exposure. The kitchen has what you are looking for â€“ Plenty of maple cabinetry, massive center island with quartz counters (throughout), newer stainless-steel appliances, gas range and even a recent custom-built butlerâ€™s pantry. Lastly the mudroom has newly added custom built lockers and a walk in closet. Upstairs, the primary bedroom and bonus room benefit from the view. The king-sized primary features a huge walk-in closet and private ensuite with double vanity,



deep soaker tub, large walk-in tiled shower and separate water closet. 3 other good-sized bedrooms, the main bath and an UPPER laundry room complete the level. The bonus rooms has recent custom-built ins which will impress. The Laundry room has plenty of counter space for folding, sink for soaking and cabinets for storage. Did I mention there is central air conditioning? My favorite part of this home is the walk out basement. The key word here is "custom-built"™. Lounge in the family room with custom built in wall unit around the gas fireplace, entertain friends in the custom-built wet bar featuring bar fridge, ice maker, keg fridge and dishwasher, or pull a bottle from the custom-built wine room efficiently using lost space under the stairs. Additional space in front of patio doors for a future pool table? The 5th bedroom/gym room is large and features an adjacent full bathroom with steam shower. The outdoor space is nothing short of spectacular. Private patio with pergola, entertaining spaces and plenty of room for kids and pets to run around. Step out of your yard onto kilometers of walking paths on the ridge. NEW ROOF SHINGLES, EAVES TROUGHS, and FASCIA in 2024, Evanston features everything a growing family is looking for including schools, daycare, and all amenities close by. Easy access to all major routes and proximity to all amenities. Schedule your private viewing today!

Built in 2012

**Essential Information**

MLS® #	A2241746
Price	\$1,339,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,901
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Evansridge View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wired for Sound, Bookcases, Steam Room, Tray Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Private, Views, Underground

	Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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