

393 Evansborough Way NW
Calgary, Alberta

MLS # A2295049



\$915,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,611 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	Ceiling Speakers		

Elevate your lifestyle in this exquisite former SHOWHOME from the exclusive Arrival Collection—an architecturally curated streetscape designed by Michelle Moodie, where no two homes are alike. Situated on a coveted CORNER LOT with sunny southern exposure, this French Country residence blends a feeling of old world charm with modern luxury. Thoughtfully styled by Amanda Hamilton of Amanda Hamilton Interior Design, the home reflects the “Maison de Rêve” aesthetic—warm, refined, and distinctive individual. With 2,611 sq. ft., FOUR SPACIOUS BEDROOMS, and an inviting, family-focused layout, this property offers both comfort and sophistication. The main floor features rich hardwood, elegant wainscoting, and a striking one-way fireplace. At the heart of the home is a chef-inspired kitchen with an EXTRA-LARGE ISLAND, HIGH END KITCHENAID APPLIANCES, including a GAS COOKTOP and wall oven, Caesarstone quartz countertops, high-end cabinetry, and a WALK-THRU pantry connecting to the mudroom. Upstairs, the primary suite offers a serene retreat with a double-vanity, soaker tub, and separate shower. Three additional spacious bedrooms and a LARGE FAMILY ROOM complete the upper level, making it perfect for family living. The expansive basement provides exceptional potential—well-suited for future bedrooms, a theatre, gym, or a combination of spaces. Outside, enjoy METICULOUSLY LANDSCAPED FRONT AND BACK YARDS with IRRIGATION, a private deck, and full fencing. Additional features include a NEW ROOF AND GUTTERS (2025), SOLAR SYSTEM, and AIR-CONDITIONING. The INSULATED, FINISHED & PAINTED GARAGE, CENTRAL VACUUM, and BUILT-IN SPEAKERS add everyday convenience. The home is finished with JAMES HARDIE SIDING, known for its

durability and resistance to harsh weather conditions such as hail. This long lasting material ensures that your new home is protected and maintains its aesthetic appeal for years to come. Situated just steps from the picturesque Symons Valley pathway system, this home offers access to tranquil wetlands and the vibrant bird life that defines Nose Creek. Savour daily strolls along scenic trails and immerse yourself in nature's beauty right outside your door. Evanston has multiple schools, parks, and quick access to amenities and Stoney Trail, creating a vibrant, supportive community for families. This estate model from Homes by Dream is not just a home; it's a lifestyle. Schedule your private viewing today and experience the blend of luxury, comfort, and individuality that this stunning residence offers.