32 Evansborough Hill NW

Calgary | Active | MLS® A2358302

$1,149,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**2,604.16 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

EXTREMELY RARE SOUTH-FACING RAVINE WALKOUT ON A PREMIUM PIE LOT | OVER 3,700 SF DEVELOPED LIVING SPACE | INCREDIBLE VIEWS! Welcome to one of the most desirable properties in Evanston, with the BEST VIEW IN THE NEIGHBORHOOD! This stunning home offers a rare combination of privacy, sunshine, greenspace views and exceptional family living. Perfectly positioned on a quiet cul-de-sac and backing directly onto a picturesque ravine and pathway network, this beautiful walkout sits on a PREMIUM SOUTH-FACING PIE-SHAPED LOT THAT IS RARELY AVAILABLE. From the moment you arrive, the inviting front porch sets the tone for a home designed to balance luxury and everyday comfort. Inside, rich hardwood flooring and a dedicated main-floor office create an elegant first impression, while the dramatic open-to-above great room showcases soaring ceilings, expansive windows and a striking floor-to-ceiling stone fireplace that anchors the heart of the home. The chef-inspired kitchen is designed for both entertaining and daily living, featuring granite countertops, premium KitchenAid appliances, a gas range, an oversized central island and a convenient walk-through pantry. The adjacent dining area is surrounded by windows, allowing natural light and breathtaking ravine views to become part of every meal. Upstairs, the thoughtfully designed layout continues with a spacious bonus room, a versatile office nook and three generous bedrooms. The primary retreat offers stunning south-facing views and a spa-inspired ensuite complete with dual vanities, a deep soaker tub and a separate glass shower, creating the perfect place to unwind at the end of the day. The fully developed walkout basement is an entertainer’s dream. Gather around the impressive pub-style bar featuring a feature wall, oversized island seating and a dedicated wine storage area. A spacious recreation and media space, a fourth bedroom, a stylish bathroom and abundant storage complete this exceptional lower level. Outdoor living is equally impressive. The upper composite deck provides the perfect setting for summer barbecues and evening sunsets, while the lower patio, complete with pergola and solar lighting, creates a private outdoor retreat. The expansive south-facing backyard seamlessly connects to the surrounding ravine landscape, delivering an unmatched sense of space, privacy, and natural beauty. Additional features include central air conditioning, dual high-efficiency furnaces, dual humidifiers, permanent exterior lighting and an insulated, drywalled double attached garage. Recent updates provide outstanding peace of mind, including a new roof, eavestroughs and downspouts (2025), Electrolux washer and dryer (2024) and a new KitchenAid dishwasher (2026). Located within walking distance to schools, playgrounds, parks, and pathways, this exceptional property offers a rare opportunity to own one of Evanston's most desirable ravine homes. Move-in ready and meticulously maintained, this is luxury family living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358302
Bedrooms	4
Bathrooms	4
Year Built	2015
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,604.16 sq. ft.
Main Level Finished Area:	1,200.51 sq. ft.
Upper Level Finished Area:	1,403.65 sq. ft.
Below Grade Finished Area:	1,189.83 sq. ft.
Acreage:	No
Lot Area:	5,306 sq. ft.
Lot Frontage:	22'11"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1510017
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Central Air Conditioner, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Deep Freeze, Vacu Flo Roughed In
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Foyer · 10'1" × 6'10" ·
Main Floor	Living Room · 15'4" × 15'1" ·
Main Floor	Kitchen · 15'7" × 13' ·

Main Floor	Pantry · 8'3" × 5'4" ·
Main Floor	Dining Room · 15'7" × 9' ·
Main Floor	Den · 11'10" × 10'7" ·
Main Floor	Laundry · 9'8" × 5'5" ·
Upper Level	Bonus Room · 18'11" × 15'3" ·
Upper Level	Flex Space · 6'9" × 6'1" ·
Upper Level	Bedroom - Primary · 17'3" × 15'5" ·
Upper Level	Walk-In Closet · 7'5" × 7'2" ·
Upper Level	Bedroom · 14'11" × 10' ·
Upper Level	Bedroom · 12'1" × 11'8" ·
Basement	Game Room · 29'7" × 19'7" ·
Basement	Bedroom · 14'6" × 14' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1s
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/32-evansborough-hill-nw-calgary-a2358302/

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