



GRASSROOTS
REALTY GROUP

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99 Evansglen Circle NW
Calgary, Alberta

MLS # A2222488



\$969,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Custom Seating in Primary Bed Room, Dining Area and Bonus Room, Security Cameras, Flood Lights, 7 Speaker Home Theater with Projector, Solar Pannels, Heater in Main Level Sunroom and Heater in Basement Sun Room., Small Fridge in The Basement Bar. Decorative Electric fireplace in the basement.

Welcome to your dream home – a beautifully crafted residence that combines elegance, comfort, and modern convenience across nearly 3,500 sq. ft. of meticulously designed living space. Situated in the heart of family-friendly Evanston, this exceptional property has been thoughtfully designed to elevate your everyday living and entertaining experience. From the moment you step inside, you're greeted by a built-in saltwater aquarium, offering a striking first impression. This professionally installed, see-through centerpiece creates a calming connection between the foyer and the home office, adding a tranquil ambiance and unique character to the space. The main level boasts 9-foot ceilings, enhancing the open and airy atmosphere, while the expansive walkout basement provides even more room to relax, host, or unwind. Step outside to a fully covered outdoor living area that flows onto low-maintenance artificial turf—ideal for year-round enjoyment without the upkeep. Whether you're hosting a cocktail evening or enjoying quiet time, the custom-designed bar in the basement is a true showstopper. Featuring sleek quartz countertops, built-in glass shelving, under-cabinet lighting, and modern cabinetry, it's a perfect blend of style and functionality. Movie nights become a family tradition in the home theatre room, complete with high-end sound and projection for a fully immersive experience. Meanwhile, the sun-filled solarium offers a peaceful retreat for reading, morning coffee, or casual gatherings. This home goes beyond beauty with its commitment to sustainability and efficiency. Solar panels significantly reduce electricity costs while supporting a greener lifestyle. A wired sound system ensures premium audio throughout, and a comprehensive security camera system provides peace of mind around the clock. Nestled in Evanston, one of NW Calgary's most

desirable communities, this home is surrounded by top-rated schools such as North Trail High School, St. Josephine Bakhita, Kenneth D. Taylor, Lady of Grace, and more Connectivity is key! Enjoy quick access to major routes like Stoney Trail and Symons Valley Road, ensuring a convenient 20-25 minute commute to downtown Calgary. The home's proximity to Calgary International Airport (YYC) makes travel a breeze. Public transport is easily accessible with nearby bus routes. Evanston is built for families, with parks, scenic walking paths, and off-leash dog areas just steps away. Daily errands are a breeze with nearby stores like FreshCo, No Frills, Superstore, Costco, and Sanjha Punjab, and your morning coffee or fuel stop is covered with Tim Hortons, The Chai Bar, Starbucks, Shell, and 7-Eleven all close at hand. A home like this doesn't come around often. Whether you're entertaining, working from home, or raising a family, this property checks every box. While all details are provided with care and believed to be accurate, buyers and their representatives are kindly encouraged to check any information important to them.