



GRASSROOTS
REALTY GROUP

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68 Evansglen Circle NW
Calgary, Alberta

MLS # A2236118



\$758,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Flag Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Two sheds in yard.

Welcome to this beautifully designed 4-bedroom, 2.5-bath detached home offering over 2,200 sqft of comfortable living space in the highly sought-after community of Evanston! Built in 2017, this two-storey home has been thoughtfully maintained and updated, blending modern style with everyday functionality. Step inside to a sun-filled open-concept layout featuring 9' ceilings and engineered hardwood floors throughout the main level. The chef-inspired kitchen is the heart of the home—equipped with stainless steel appliances, granite countertops, soft-close cabinetry, a walk-through pantry, and a generous central island with breakfast bar—ideal for family gatherings and entertaining. The adjacent dining area is bright and inviting, with direct access to your back deck and concrete patio, perfect for summer BBQs. Relax in the cozy living room showcasing a beautiful gas fireplace, or take advantage of the main floor office space—perfect for remote work or study. Upstairs, enjoy a spacious bonus room with vaulted ceiling, ideal for family movie nights or a play area. The primary suite features a spa-like ensuite with dual sinks, a soaker tub, tiled shower, and a custom walk-in closet with upgraded organizers. Three additional well-sized bedrooms, a 5-piece main bath, and upper-level laundry complete the second floor. The unfinished basement offers great potential to develop additional living space—a bedroom and a home gym, rec room, or guest suite—tailored to your needs. Notable upgrades: Thermostat was replaced in March 2023 (comes with a 5-year warranty), and following a hailstorm, the entire roof, rain gutters/eavestroughs, and all exterior siding were replaced in May 2025—providing peace of mind and enhancing curb appeal. Located just minutes from schools, shopping, parks, transit, and major

roadways, this home offers the perfect balance of style, comfort, and convenience—a true gem in Evanston!