



GRASSROOTS
REALTY GROUP

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250 Evansglen Drive NW
Calgary, Alberta

MLS # A2240695



\$845,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,488 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Two TV wall mounts, a hammock stand in the yard, security cameras, one by the garage and one doorbell camera (if contractor is taken over otherwise they are excluded)

Luxury and Location in Evanston! Welcome Home A fully finished luxury home on a quiet street in Evanston offering nearly 3,500 sq ft of exceptionally upgraded living space. From the moment you walk in, this home feels right. Every finish and feature has been thoughtfully selected to create a space that feels warm, refined, and elevated. The grand foyer welcomes you with upgraded tile and two huge closets. The chef's kitchen is a true standout with a massive island, wall oven, induction cooktop, built-in microwave and wall oven, sleek hood fan, walk-in pantry, and Jayman's Fit and Finish Plus package, all designed for both beauty and function. Sunlight pours into the open dining and living areas with rich hardwood floors and a cozy gas fireplace framed by custom built-ins. Step outside to a west-facing landscaped backyard with a large deck and space to unwind. If you get to warm outside come on in and enjoy the central AC. Upstairs you'll find three large bedrooms with built-in closet organizers, a spacious bonus room, and a luxurious primary suite featuring a stunning six-piece ensuite with dual vanities, back to back, a dressing station/ make up vanity, deep soaker tub, walk-in shower, and a dream-worthy closet. The professionally finished basement from the builder offers a large family room with wet bar, fourth bedroom, a den/workout room, storage and a full bath. This home has it all, and I'm not just saying that: brand-new exterior in 2024 including roof, triple-pane windows, tankless hot water, upgraded carpet and underlay, upgraded lighting, appliances, flooring, built ins, and pretty much everything else. No detail was overlooked. Tens of thousands were spent to make this home feel like luxury and they did it. Located near schools, parks, shopping, and major roads, this Evanston gem blends comfort, convenience, and top-tier quality. You

will feel it the moment you step inside.