



**GRASSROOTS**  
REALTY GROUP

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**99 Evansglen Circle NW**  
**Calgary, Alberta**

**MLS # A2241523**



**\$899,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,386 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data, Wired for Sound		

**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.

Discover a home that blends thoughtful design, upscale finishes, and modern functionality across nearly 3,800 sq. ft. of beautifully developed living space. Perfectly positioned in one of NW Calgary's most desirable and family-friendly communities, this 3-bedroom, 3.5-bath gem is more than a house—it's a lifestyle upgrade. From the moment you enter, you're welcomed by 9-foot ceilings, contemporary finishes, and a sense of openness that flows throughout. The main floor features a bright and airy layout with quartz countertops, stainless steel appliances, under-cabinet lighting, upgraded cabinetry, and built-in glass shelving—offering both style and convenience. A sun-filled solarium on the main level adds a unique indoor-outdoor feel, ideal for morning coffee or peaceful reading time. The fully finished walkout basement is the ultimate retreat and entertainer's dream. Enjoy movie nights in the professionally designed home theatre with surround sound, or host unforgettable gatherings at the custom bar. A second solarium floods the lower level with natural light and opens to an artificial turf backyard—low maintenance and perfect for year-round use. This home is not only beautiful but smart and sustainable. With solar panels installed, you'll benefit from energy efficiency and lower utility costs, while a full security camera system provides added peace of mind. Freshly painted throughout and with brand-new carpet recently installed, the home offers a truly move-in-ready experience. Located just steps from parks, scenic walking paths, and top-rated schools, and only minutes from shopping, medical centres, coffee shops, and public transportation. With quick access to Stoney Trail and Symons Valley Road, commuting to downtown or the airport is effortless. Whether you're raising a family, working from

home, or simply seeking a more refined way of living&mdash;this home checks every box. Buyers and their representatives are kindly encouraged to check any information important to them.