



**GRASSROOTS**  
REALTY GROUP

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**57 Evansglen Mews NW**  
**Calgary, Alberta**

**MLS # A2248527**



**\$699,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evanston                                       |               |                   |
| <b>Type:</b>     | Residential/Duplex                             |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                |               |                   |
| <b>Size:</b>     | 1,960 sq.ft.                                   | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Oversized |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Rectangular Lot        |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None  |                   |     |

Welcome to 57 Evansglen Mews NW! Tucked away in a quiet cul-de-sac in the heart of Evanston, this beautifully maintained semi-detached 5-bedroom home offers over 2,680 sq ft of thoughtfully designed living space. With a private, fenced yard and a location that blends tranquility with convenience, this property is perfect for families seeking style, functionality, and community. Step inside to a bright, open-concept main floor featuring rich hardwood flooring and an abundance of natural light. The chef-inspired kitchen boasts granite countertops, stainless steel appliances, ample cabinetry, a pantry, and a large island with breakfast bar&ampmdashperfect for casual meals or entertaining. The cozy living room centers around a gas fireplace, while the spacious dining area opens directly onto the deck, creating seamless indoor-outdoor flow. Upstairs, a generous bonus room provides flexible space for a family room, play area, or home office. The primary suite is a private retreat, complete with a walk-in closet and a spa-like ensuite featuring dual vanities, a soaker tub, and a separate glass shower. Two additional bedrooms, a full bath, and an upper-floor laundry room complete this level.bThe fully finished basement offers incredible versatility, featuring 2 more bedrooms, a 3-piece bathroom, and a large recreation room&ampmdashperfect for a home gym, media room, or guest space. Outside, enjoy a spacious, landscaped yard with a deck and plenty of room for kids, pets, and summer BBQs. Attached double garage snd located just steps from a new elementary school, scenic walking paths, parks, and Evanston Towne Centre, this home offers unbeatable walkability. With easy access to Stoney Trail, Deerfoot Trail, and the airport, commuting is a breeze. Don&rsquo;t miss your chance to live in one of Calgary&rsquo;s most family-friendly communities!

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