



GRASSROOTS
REALTY GROUP

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49 Evansglen Mews NW
Calgary, Alberta

MLS # A2251641



\$670,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Spare New Hot Water Tank		

****Join us at our Open Houses Saturday Sept 6th and Sunday Sept 7th - 12:00-3:00pm both days**** This gorgeous property is located on a quiet cul-de-sac with a massive West facing pie lot! Over 2000 sq ft above grade with 3 bedrooms, a bonus room, 2.5 bathrooms, and double attached garage. As you enter the property you are greeted by gleaming hardwood and tile flooring guiding you into the open concept floorplan flooded with natural light from the large windows! Chef's dream kitchen with crisp white cabinetry, granite counters, upgraded SS appliances with gas stove, tile backsplash, large open counter, and walk-through pantry. Open to the huge living room with tile faced gas fireplace and dining area with sliding doors out to the deck with natural gas hook-up. Perfect spot to unwind after a long day with a glass of wine and watch the sunset. Head upstairs to the central bonus room with desk niche that makes the perfect movie room or kids play area! Large master suite with walk-in closet and 5-piece ensuite bathroom with tile flooring, granite counters, "his and her" undermount sinks, soaker tub, and separate shower. Good sized 2nd and 3rd bedrooms with large double windows and adjoining 4-piece full bathroom with granite counters and tile flooring as well. Convenient upper floor laundry with front loading steam Samsung washer and dryer complete this well laid out upper level. Numerous upgrades throughout with brand new roof, siding, fascia, and eaves, Central A/C, and a newer vinyl fence to name a few. All in a prime location, steps to St. Josephine Bakhita School, the pond, and surrounded by shopping centers, parks, walking trails, and quick access out to Stoney Trail for easy commuting! This property shows 10/10 and is a must see!

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