



GRASSROOTS
REALTY GROUP

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199 Evansglen Circle NW
Calgary, Alberta

MLS # A2257099



\$765,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,355 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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:	Central Vacuum, Kitchen Island, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Step into this beautifully maintained 3-bedroom, 2.5-bathroom home in Evanston, offering bright open-concept living and modern finishes throughout. The kitchen shines with upgraded KitchenAid stainless steel appliances, sleek quartz countertops, a walk-in pantry with mudroom access, and ample cabinetry—perfect for both everyday living and entertaining. The main floor includes a dedicated home office and a living room that features a stunning floor-to-ceiling tile gas fireplace, creating a warm and inviting focal point for gatherings. Upstairs, a vaulted-ceiling bonus room provides versatile space that can be used for movie nights, a playroom, or a cozy retreat. The primary suite includes a walk-in closet and private ensuite with a double vanity, with two additional bedrooms, a spacious bathroom with double vanity, a large linen closet, and convenient upper-floor laundry complete the upper level. This home comes loaded with upgrades for comfort and peace of mind, including central A/C, radon mitigation system, water softener, central vacuum, and Class 4 hail-resistant shingles (2025). Exterior updates include new siding (2025). Situated on a large lot with a sunny west-facing backyard, this property offers plenty of outdoor space for relaxing and entertaining. Added convenience includes a double attached garage. Located in a family-friendly community, you’ll be within walking distance to St. Josephine Bakhita School and the soon-to-be-completed Evanston Heights CBE middle school. Parks, shopping, and amenities are also nearby—making this home the perfect blend of comfort, style, and location.