



GRASSROOTS
REALTY GROUP

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231 Evansglen Circle NW
Calgary, Alberta

MLS # A2259032



\$789,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Built-In Sauna, TV Mounts

Flow + energy + style + upgrades = a happy Life! One visit to this home and you will fall in love. Located on a quiet street with ample parking, this home is close in proximity to multiple schools, shopping, transit, and much more. Boasting 4 bedrooms + 3.5 baths, this fully finished property has all the space you need to grow and thrive. Packed with all the features you'd come to expect it offers its next owner great value and peace of mind. Step Inside and you will see the main floor is bright and welcoming. Enjoy your ideal foyer, separate mudroom, well placed half bath, and a spacious living room with a warm fireplace. Your favorite room, the kitchen, boasts unique wrap-around cabinetry and timeless quartz countertops. Expansive is the word best used to describe the cabinetry and dining, as this home has plenty of room for large get togethers. You will notice the extra cabinets for your resident chef's needs, stainless steel appliances, and a useful walk-through pantry. This kitchen was designed for style and convenience and will make you proud to entertain. Upstairs, the primary bedroom is spacious, bright, and offers a true retreat ensuite with dual under-mount sinks beneath quartz countertop, a soaker tub separate from the stand-up shower, and a large walk-in closet. Also found on the second floor are two additional bedrooms each generously sized with one having its own walk-in closet. The upper floor also boasts a spacious five-piece bathroom with dual sinks and quartz counters, dedicated laundry room, plus a fantastic bonus room for family movie nights that doubles as a great games room. Venture downstairs to the fully finished basement well appointed with high ceilings, a full bathroom, bedroom, living room with wet bar, and lots of storage! This home is packed with additional features you will love.

Stay comfortable in the warmer months thanks to central A/C and relax in your very own custom-built sauna. Out front enjoy the double attached garage with ample room for storage and out back you cannot miss the expansive two-tiered deck and beautifully landscaped yard which are perfect for summer BBQs and backyard fun. Every detail in this home has been thoughtfully crafted from top to bottom. It's the perfect mix of style, function, and comfort. Don't miss out—this home is what you have been waiting for, it offers incredible value and is ready for its next proud owner. Will it be you?