



GRASSROOTS
REALTY GROUP

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313 Evansglen Drive NW
Calgary, Alberta

MLS # A2261157



\$735,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained Echo model by Sterling Homes—an inviting 2-storey residence offering 3 bedrooms, 2.5 baths, and nearly over 2,000 sq. ft. of thoughtfully designed living space. From the moment you step inside, the open-concept main floor sets the tone with its seamless blend of style and functionality. The kitchen showcases timeless white cabinetry, quartz countertops, a walk-in pantry, and recessed lighting that brightens every corner. Gather in the cozy living room anchored by a gas fireplace, or extend your entertaining outdoors with a pressure-treated deck just off the dining area. Upstairs, you’ll find a bright bonus room with vaulted ceilings, perfect for family movie nights or a quiet retreat. The primary suite offers a spa-inspired ensuite with a quartz vanity, tiled shower, and deep soaker tub. Two additional bedrooms, a 5-piece bathroom, and a convenient laundry room complete the upper level. Additional features include a double attached garage, brand-new siding, shingles, and eaves (all updated this year), plus plenty of storage throughout the home. Set in the heart of Evanston, this home is only minutes from schools, shopping, parks, and major roadways—offering the perfect balance of community living and urban convenience. Book your showing today!