



GRASSROOTS
REALTY GROUP

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383 Evansglen Drive NW
Calgary, Alberta

MLS # A2264846



\$938,880

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All gym equipment upstairs, Hot tub & all accessories, gazebo, patio furniture		

A gem in the Evanston, a thoughtfully planned custom built home. Total of 6 bedrooms (4 up, 2 down), LEGALLY developed suite and separate entrance in the basement for generating extra income. A large foyer with seating, an office / den on the main. The entertaining area contains a grand living room displaying a marble fireplace, built-in shelves and cabinets; dining room and a kitchen with granite counter tops, gas cook top, mounted oven, microwave and a centre island. On the deck, a hot tub, gazebo with mosquito mesh and whole set of patio set with cushions included. A flower bed next to the deck for gardening. One consideration is a low maintenance elevator from the heated garage to 2nd floor for seniors or specialty physical requirement. Upstairs, one of the four bedrooms is prepared as a gym room (equipment included). Bonus room and laundry room are lined up for comfort and convenience. The master bedroom has a good sized of bathroom and a walk-in closet. The basement suite has individual living space, two bedrooms, living & dining room, a kitchen, a bathroom and laundry set. This house is equipped with 2 furnaces, Air conditioner, extra roof vents to prevent condensation build up, solar panel and radon remediation rough-ins. The aggregate bound front drive way surface has a 20 year life. Near by has a large fun playground. Close to shopping, schools, exit to Stony Trail, schools.