



GRASSROOTS
REALTY GROUP

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99 Evansglen Circle NW
Calgary, Alberta

MLS # A2280889



\$848,888

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Wet Bar		

Inclusions: 6.2 kW Solar Panels (16), Security Cameras, Flood Lights, 7 Speaker Home Theatre with Projector, Heater in Main-Level Sunroom, Heater in Basement Sunroom, Small Fridge in the Basement Bar.

****Fully developed with a walkout basement, approximately 3,300 sq. ft. of total developed living space, two three-season sunrooms (approx. 450 sq. ft.), a 6.4 kW solar panel system (16 panels), a 200-amp electrical panel, epoxy flooring in the garage, and low-maintenance artificial turf in the backyard—features like these are rarely found at this price point**. Welcome to this beautifully upgraded home in the highly sought-after community of Evanston, situated on a traditional 35-ft-wide lot and offering approximately 3,300 sq. ft. of fully developed living space. The main floor features a private office/den, a spacious, sun-filled living area with large windows, a dining area with custom seating, and elegant high-end laminate flooring, complemented by 9-foot ceilings. The chef’s kitchen is designed to impress, featuring quartz countertops, under-cabinet lighting, ceiling-height cabinetry, and premium stainless-steel appliances, including a Bosch built-in oven and microwave. A walk-through pantry with durable titanium wire shelving adds everyday convenience. A convenient half bath (with potential to convert to a full bath) and a three-season sunroom just off the living room complete the main level. Upstairs, a large bonus room sits centrally, thoughtfully separating the primary bedroom from the two additional bedrooms. This bonus space includes custom seating—perfect for movie nights or family gatherings. The primary bedroom offers a walk-in closet, a luxurious 5-piece ensuite with dual sinks, a custom standing shower, and a soaker tub. Two additional well-sized bedrooms, an upper-floor laundry room, and a second full bathroom featuring dual sinks and a standing shower with a custom tile base complete the upper level. The fully developed walkout basement offers a wet bar, a four-piece bathroom, and a spacious recreation area ideal for a**

home theatre, gym, or playroom. A SONOS 7.1 home theatre speaker system and an electric fireplace add comfort and entertainment value. The walkout layout also provides excellent potential to convert the basement into a legal suite (subject to City approval). Located in the vibrant, family-friendly community of Evanston, this home offers easy access to Stoney Trail, top-rated public and Catholic schools (including a new middle school opening soon), parks, walking paths, and nearby shopping centres. Recent updates include: roof and siding (2024), new carpet (2025), and fresh interior paint (2025). A water purifier, water softener, and home theatre system are included in the sale. This home stands out not only for its luxury finishes but also for its energy-efficient upgrades. The 6.4 kW solar panel system (16 panels) significantly reduces electricity costs, offering long-term savings and protection against rising energy prices—an increasingly valuable feature for today’s discerning buyers. Don’t miss this exceptional opportunity—book your private showing today! Open House: Saturday, Jan 31 and Sunday, Feb 1, from 1:00 PM to 03:00 PM