



**GRASSROOTS**  
REALTY GROUP

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**47 Evansglen Circle NW**  
**Calgary, Alberta**

**MLS # A2287730**



**\$728,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,814 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

47 Evansglen Circle NW | Pristine Family Living Welcome to 47 Evansglen Circle NW—a pristine, 1,820 sq. ft. detached residence that perfectly balances sophisticated design with everyday practicality. Located in one of NW Calgary's most sought-after family communities, this home is truly "turn-key" and ready for its next chapter. The Main Level: Designed for Connection Step into an open-concept main floor flooded with natural light. The large kitchen features granite countertops and a massive central island, making it the true heart of the home. The seamless flow into the spacious dining area and living room—complete with a cozy gas fireplace—creates the ultimate environment for hosting or quiet family evenings. The Upper Level: Your Private Sanctuary Retreat upstairs to find three generous bedrooms and a versatile central bonus room. The Primary Suite is a true getaway, boasting a 5-piece ensuite with a deep soaking tub and a walk-in closet designed to accommodate even the largest wardrobes. Fully Developed Basement Unlike many homes in the area, the work here is already done. The professionally developed basement adds significant living space, featuring two additional bedrooms, a full bathroom, and a large recreation area—perfect for a home theatre, gym, or teen hangout. Exterior, Parking & Comfort • Climate Control: Enjoy peace of mind during the Calgary summer sun; this home comes fully equipped with Central AC to keep you cool and comfortable. • Parking: The attached garage provides convenience and security, ending the days of scraping frost off your windshield. • Outdoor Living: The sunny, East-facing backyard offers the perfect canvas for summer BBQs and morning coffee. Community & Lifestyle Located just steps from St. Josephine Bakhita (K-6), local parks, and the Evanston

Towne Centre. Evanston is a vibrant community featuring over 6 kilometers of paved pathways, 16 local parks, and seven playgrounds. With quick access to Stoney Trail and Beddington Trail, your commute is as effortless as your lifestyle.