



**139 Evansglen Circle NW
Calgary, Alberta**

MLS # A2289354



\$775,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

Looking for a 2500 sq/ft 2 story home with 4 bedrooms a bonus room and laundry upstairs? Wish it had a side entrance to a partially developed basement where the hard work is done and you just get to pick colours and finishings? Then keep reading. This beautiful two-storey home with side entrance and air conditioning offers over 2,500 sq. ft. of above-grade living space, thoughtfully designed for comfort, style, and functionality. Step into an open-concept main floor with 9-ft ceilings. The main level features a walk-through pantry, hardwood flooring and fireplace. Additionally, a spacious kitchen with a large granite counter, ample cabinetry and stainless-steel appliances. Upstairs, an exceptionally spacious primary suite, featuring a large walk-in closet and a 4-piece ensuite with soaker tub and standing shower. Three well-sized bedrooms, a bonus room, laundry room and a full bathroom complete the upper level. The maintenance-free backyard features a two-tier deck, and concreted, offering plenty of space to relax and entertain. The exterior has recently upgraded roof and siding. The home comes with wired security cameras, ready to be connected. The partially developed basement is ready for your final touches! All city permits are pulled and ready. A contractor quote can also be provided to make the finishing renovations easier. It offers 9-ft ceilings, a separate side entrance, full bathroom and kitchen space. Additionally, the basement ceiling is sound proof, making it perfect for extended family or a potential mortgage helper. Ideally located close to all amenities, including walking-distance schools, shopping, and easy access to major roadways.