



**345 Evansglen Drive NW  
Calgary, Alberta**

**MLS # A2303209**



**\$785,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Blinds and Rods

Welcome to this beautifully maintained, original-owner home, ideally located on a quiet street in a highly desirable family-oriented community. Lovingly cared for over the years, this property offers a perfect blend of comfort, functionality, and flexibility for modern family living. The main floor features a bright and airy open-concept layout with 9-foot ceilings and large windows that fill the space with abundant natural light. Elegant hardwood flooring runs throughout, complemented by upgraded light fixtures for a clean and contemporary feel. A versatile front den/office provides the perfect space for working from home, studying, hobbies, or a children's play area. The main level also includes a spacious living room, a well-appointed kitchen, and a convenient powder room. Upstairs, you'll find FOUR well-designed rooms offering incredible flexibility for growing families or multi-purpose living. The spacious primary bedroom includes a private ensuite, while two additional bedrooms and a fourth bonus room - ideal as a recreation room, office, or fourth bedroom - complete the level. A full guest bathroom and a convenient second-floor laundry room with ample shelving and storage space add to the home's practicality. All bathrooms are upgraded with quartz countertops and under-mount sinks, combining style with ease of maintenance. The fully finished basement expands your living space with a large recreation area, an additional bedroom with large windows, a full bathroom, and a separate side entrance. Step outside to enjoy the recently upgraded backyard, featuring fresh landscaping, a beautiful deck, and a lush lawn - perfect for relaxing or entertaining. A back lane provides added convenience and the potential for parking an RV, boat, or additional vehicles right in your own backyard. Recent upgrades: Roof, siding, and gutters (2025).

Located within walking distance to schools, grocery stores, restaurants, and everyday amenities, with quick and easy access to Stoney Trail, this home offers both comfort and convenience in one exceptional package. Don't miss this fantastic opportunity - book your showing today!