



**242 Evansglen Drive NW  
Calgary, Alberta**

**MLS # A2140932**



**\$854,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** N/A

Stunning Modern Home with Upgraded Features in Prime Location. Welcome to your dream home! This beautifully upgraded property offers modern amenities, exceptional design, and fantastic convenience. Here’s what makes this home a standout: Stainless steel appliances set in a gorgeous white kitchen with grey quartz countertops, custom chevron style backsplash, central island, modern sink with garbage disposal and a large walk-thru pantry. Cozy gas fireplace with an extra fan for faster warm air circulation. Equipped with an A/C unit to keep you cool during the summer months. Concrete sealing applied in 2022, fence LED dimmable lights for a serene and decorative outdoor setting. Alexa-compatible Gemstone LED light system for beautiful and customizable front yard illumination. Alexa-compatible Wi-Fi light dimmers and switches in the kitchen, living room, dining room, basement, and patio. Control the front lights and deck light effortlessly. Telus security system hardware included with sensors on all doors and windows, doorbell, interior garage, and patio camera (service subscription not included). Finished with vinyl flooring, spacious living room with a brick surround fireplace, and a sunny dining area with patio doors leading to the backyard. Includes French doors, perfect for a home office or study. Features a central bonus room with large windows, 2 nice-sized bedrooms, a main bath with dual sinks, a huge master bedroom with walk-in closet and 5-piece ensuite, plus a convenient laundry room. Close to amenities, Stoney Trail, and just minutes from the airport, making your daily commute a breeze. This home combines luxury, convenience, and modern technology for the perfect living experience. Don’t miss your chance to own this exceptional property! For more details or to schedule a viewing, contact us today!