



**452 Evansglen Drive NW  
Calgary, Alberta**

**MLS # A2145609**



**\$825,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2016 (8 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 Yard, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Stone Counters		

**Inclusions:** TV brackets (2)

Stunning two-storey home with a fully finished basement, located on a quiet, family-friendly street just steps from parks and schools, and only a few blocks from amenities and transit. The spacious front entry leads to an open-concept main floor. The kitchen features loads cabinets, quartz countertops, a tiled backsplash, stainless steel appliances (including a gas stove), and a large island with a breakfast bar. The nook includes a patio door that opens onto the rear deck, while the adjacent great room is highlighted by a tile-trimmed gas fireplace. The main floor also includes a mudroom off the garage with custom-built lockers and a two-piece powder room. Large picture windows at the back of the house allow for plenty of natural light. The main floor boasts 9' ceilings and gleaming hardwood floors throughout. The upper level offers three bedrooms, a bonus room, and a large laundry room that is roughed in for a future laundry sink. The primary bedroom includes a spacious walk-in closet and a spa-like ensuite bathroom with dual sinks, a soaker tub, and a separate step-in shower. The fully finished basement features a fourth bedroom, an office area, a family room with custom-built display shelving, storage space, and a three-piece bathroom. Central air conditioning and a double front attached garage complete this meticulously maintained, move-in-ready home.