



**338 Evansglen Drive NW
Calgary, Alberta**

MLS # A2159769



\$759,980

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	None	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

SOUTH FACING BACKYARD2017 NEW HOME***30 SECONDS WALK TO PARK***Welcome to Evansglen – the newest and most captivating community in Evanston! Just a 30-second stroll from a beautiful dog park, this modern and uniquely designed residence offers an exceptional living experience. Step inside to discover a spacious great room with an inviting entryway and stunning Haro Plank Oak laminate flooring throughout the main level. The designated dining area seamlessly connects to a functional kitchen, which is a chef's dream. Featuring a massive flush eating bar, exquisite Polaire QUARTZ countertops, a pantry, and upgraded stainless steel appliances—including a refrigerator, smooth-top stove, built-in dishwasher, and over-the-range microwave—this kitchen is both stylish and highly practical. Ascend to the second level, where you’ll find an impressive master suite complete with a luxurious 5-piece ensuite featuring a relaxing soaker tub and a standalone shower, along with a generous walk-in closet. Two additional well-sized bedrooms offer ample space, with the third bedroom showcasing remarkable windows that flood the room with natural light. Also, conveniently located on the second floor, you'll find a laundry area and a fantastic large centralized bonus room, perfect for family gatherings or entertainment. This home also features a beautiful 12x10 deck and a double attached garage, making everyday living a breeze. Enjoy life in this picturesque new community, with stunning nature as your backdrop and scenic trails just steps from your new door. Plus, with Cross Iron Mills, Costco, Walmart, golf courses, T&T, parks, and shopping all within easy reach, you’ll have everything you need right at your fingertips. Welcome home to Evanston, where modern living meets nature! Call your realtors for

showings today