



GRASSROOTS
REALTY GROUP

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**43 Evansglen Circle NW
Calgary, Alberta**

MLS # A2185266



\$925,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Dishwasher, Fridge, Hood Fan Extractor, Microwave, Induction Electric Cooker, Bar Fridge, Washer & Dryer, Garage Controls -Upper Floor. Basement - Dishwasher, Fridge, Hood Fan Extractor, Electric Cooker, Washer & Dryer, Microwave

Welcome to elevated living in Evanston! This luxury 2-storey home features 5 bedrooms, 3.5 bathrooms, office on main level, bonus room on upper level, illegal suite in basement, double attached garage, +3,420 sqft of total living space, large fenced backyard with wooden deck and custom finishings throughout! This home is situated in a fabulous location, within close proximity to various schools, parks, shopping areas and easy access to transit! As you enter the home, you are welcomed into the sunny, open-concept living areas with the kitchen area first. The kitchen is elegantly designed and finished with plenty of rich wooden cabinetry (w/crown moldings & silver hardware), recessed pot lighting & feature pendant lighting, tile backsplash, a huge central island with stone countertop + breakfast bar seating + built-in wine fridge, large walk-in pantry w/MDF wire shelves and SS appliance package (including french door fridge w/bottom freezer, electric cooktop with OTR hoodfan, built-in dishwasher and built-in wall oven + microwave). The kitchen leads into the dining room (with plenty of space for a formal table) + features a patio door providing access to the huge rear deck, great for hosting family & friends in the summer! Adjacent to the dining room, the living room features a cozy stone floor-to-ceiling electric fireplace with a large window overlooking the backyard. Nicely finishing off the main level, you have a great home office, perfect for work or study, a tucked away 2pc guest bathroom, and mudroom with convenient access to the double attached garage. There are speakers on the main floor and upper floor. Heading upstairs, this home offers a spacious bonus room with ceiling fan and 2 bright windows, perfect for family movie nights or relaxing. The master bedroom is a true oasis, including a private 6pc ensuite bathroom (glass shower w/body jets + bench,

steam unit, huge soaker tub, dual sink stone vanity, built-in cabinetry & gorgeous tile flooring) and a walk-in closet with built-in MDF wiring. 2 additional great sized bedrooms are also on this level, plus a shared 5pc bathroom with tub/shower combo + dual sink vanity, laundry room with side-by-side washer & dryer and additional big storage closets. The basement level of the home is unique as it features a fully built-out illegal suite with 2 large bedrooms, full kitchen (including dishwasher, fridge, stove, hood fan & microwave), a spacious family/rec room w/ recessed pot lighting, 5pc bathroom (tub/shower combo + dual sinks), separate laundry room and additional storage space! With a nice curb appeal & large fenced backyard, huge rear deck, great landscaping/garden and tons of parking, this home is a great find! Don't miss out and come view today!