



GRASSROOTS
REALTY GROUP

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185 Evansglen Drive NW
Calgary, Alberta

MLS # A2210408



\$729,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings		

Inclusions: None

OPEN HOUSE ON SATURDAY AND SUNDAY (12pm-4 pm) PRICE IMPROVEMENT***BRAND NEW ROOF and NEW SIDING**
Backing onto peaceful GREEN SPACE with NO NEIGHBOURS BEHIND, this beautiful home in the vibrant community of Evanston offers the perfect balance of PRIVACY, SPACE, and STYLE. Step inside to discover a BRIGHT and AIRY layout, filled with NATURAL LIGHT. The ENTIRE home features LUXURY VINYL PLANK flooring—meaning there’s absolutely NO CARPET, making it an ideal choice for families with KIDS OR PETS. Sitting on a LARGER TRADITIONAL LOT, this home gives you MORE SPACE to enjoy both inside and out. Plus, with 9-FOOT CEILINGS ON BOTH THE MAIN FLOOR AND BASEMENT, every level feels MORE OPEN, AIRY, and GRAND—perfect for modern family living or future basement development. The OPEN-CONCEPT main floor is perfect for entertaining, with SOUTH-FACING WINDOWS that FLOOD the space with SUNLIGHT. You'll also appreciate the WIDER STAIRS, which not only enhance the overall spacious feel of the home but make moving furniture easier and create a more luxurious, open flow from one floor to another. Enjoy built-in SONOS CEILING SPEAKERS that enhance the atmosphere for gatherings or cozy evenings in. The kitchen is a chef's dream, complete with WHITE QUARTZ countertops, STAINLESS STEEL appliances, SOFT-CLOSE CABINETRY, a lot of POT LIGHTS, and a SLEEK, MODERN FINISH. Stay comfortable all summer long with FULLY CENTRALIZED AIR CONDITIONING! Upstairs, retreat to the spacious PRIMARY BEDROOM featuring a LUXURIOUS 5-PIECE ENSUITE with a SOAKER TUB—perfect for relaxation. You’ll also find TWO GENEROUSLY SIZED SECONDARY BEDROOMS, a CONVENIENT UPPER FLOOR

LAUNDRY ROOM, and a BRIGHT BONUS ROOM with BUILT-IN SURROUND SOUND for the ultimate movie night experience. This home also includes a KINETICO WATER SOFTENER SYSTEM and a DECHLORINATOR, giving your family the gift of CLEANER, SOFTER WATER throughout the house. These HIGH-QUALITY WATER UPGRADES help extend the life of your appliances, reduce buildup in plumbing, and provide a better experience in every shower, load of laundry, and sip from the tap. Step outside into your PRIVATE BACKYARD OASIS—complete with a LARGE DECK, RAISED GARDEN BEDS, a COZY FIRE PIT, and uninterrupted GREEN SPACE VIEWS with NO NEIGHBOURS BEHIND. This home has also been upgraded with a BRAND NEW ROOF and NEW SIDING, offering peace of mind and adding long-term value—so you can move in and enjoy without the worry of major exterior maintenance. The unspoiled basement is ready for your personal touch, whether a home gym, office, additional living space or man cave. This home is exceptionally located with quick access to STONEY TRAIL and all the AMENITIES of both Evanston and Carrington. Don't miss this RARE OPPORTUNITY—book your private showing today and make this stunning Evanston home yours!