# \$749,000 - 185 Evansglen Drive Nw, Calgary

MLS® #A2210408

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,949 sqft Residential on 0.10 Acres

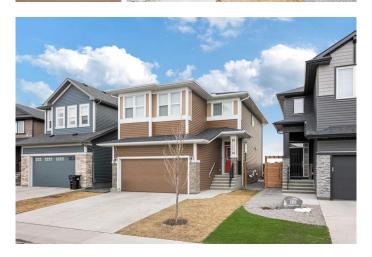
Evanston, Calgary, Alberta

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 flooringâ€"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 GRANDâ€"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 TUBâ€"perfect for relaxation. You'II 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 OASISâ€"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 valueâ€"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 OPPORTUNITYâ€"book your private showing today and make this stunning Evanston home yours!

#### Built in 2018

#### **Essential Information**

MLS® # A2210408 Price \$749,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,949 Acres 0.10 Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 185 Evansglen Drive Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0X9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, High Ceilings

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 21 Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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