



GRASSROOTS
REALTY GROUP

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43 Evansglen Circle NW
Calgary, Alberta

MLS # A2225694



\$894,500

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

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1s

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 luxurious 2-storey home offers the perfect blend of elegance, functionality, and space, featuring 5 bedrooms, 3.5 bathrooms, a main floor office, upper-level bonus room, a fully developed illegal basement suite, a double attached garage, and over 3,420 sqft of total living space. Situated in a prime location close to schools, parks, shopping, and transit, this home provides both convenience and comfort. Upon entering, you're greeted by bright, open-concept living areas beginning with the beautifully designed kitchen, complete with rich wooden cabinetry accented with crown moldings and silver hardware, recessed pot lighting, stylish pendant fixtures, a tile backsplash, and a massive central island with stone countertops, breakfast bar seating, and built-in wine fridge. A large walk-in pantry with MDF wire shelving and a stainless steel appliance package—including a French door fridge with bottom freezer, electric cooktop with OTR hood fan, built-in dishwasher, and wall oven with microwave—complete the chef's dream space. The kitchen flows into a spacious dining room with room for a formal table and direct access through patio doors to the oversized wooden deck—ideal for summer entertaining. The adjacent living room features a stunning floor-to-ceiling stone electric fireplace and a large window overlooking the fully fenced backyard. The main level also includes a private office perfect for remote work or study, a tucked-away 2-piece guest bathroom, and a mudroom with access to the double garage. Built-in speaker systems on both the main and upper floors enhance your audio experience throughout. Upstairs, enjoy a bright and airy bonus room with ceiling fan and two large windows, ideal for movie nights or relaxing. The luxurious primary suite serves as a peaceful retreat with a 6-piece

spa-inspired ensuite featuring a glass shower with body jets and bench, a steam unit, a large soaker tub, dual sink stone vanity, built-in cabinetry, and elegant tile flooring, plus a walk-in closet with built-in organizers. Two additional generously sized bedrooms, a 5-piece shared bathroom with dual sinks, and a laundry room with side-by-side washer/dryer and extra storage space round out the upper level. The fully developed basement features a thoughtfully designed illegal suite with two large bedrooms, a full kitchen including fridge, stove, hood fan, microwave, and dishwasher, a spacious family/rec room with pot lighting, a 5-piece bathroom with tub/shower combo and dual sinks, separate laundry, and plenty of additional storage. With beautiful curb appeal, professional landscaping, a fully fenced yard, an expansive rear deck, and ample parking, this home offers an exceptional opportunity to enjoy upscale living in one of NW Calgary's most sought-after communities. Don't miss out—book your private viewing today!