



**383 Evansglen Drive NW
Calgary, Alberta**

MLS # A2289703



\$918,880

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: All gym equipment upstairs, hot tub & all accessories, gazebo, patio furniture

PRICE REDUCTION ! A gem in the Evanston, a thoughtfully planned custom built home. Total of 6 bedrooms (4 up, 2 down), LEGALLY developed suite and separate entrance in the basement for generating extra income. A large foyer with seating, an office / den on the main. The entertaining area contains a grand living room displaying a marble fireplace, built-in shelves and cabinets; dining room and a kitchen with granite counter tops, gas cook top, mounted oven, microwave and a centre island. On the deck, a hot tub, gazebo with mosquito mesh and whole set of patio set with cushions included. A flower bed next to the deck for gardening. One consideration is a low maintenance elevator from the heated garage to 2nd floor for seniors or specialy physical requirement, and wheel chair accessible wide doors. Cable channel through out the house. Upstairs, one of the four bedrooms is prepared as a gym room (equipment included). Bonus room and laundry room are lined up for comfort and convenience. The master bedroom has a good sized of bathroom and a walk-in closet. The basement suite has individual living space, two bedrooms, living & dining room, a kitchen, a bathroom and laundry set. This house is equipped with 2 furnaces, Air conditioner, extra roof vents to prevent condensation build up, solar panel and radon remediation rough-ins. Gym equipments & patio furniture are optionals, buyers can keep them for free. Near by has a large fun playground. Close to shopping, schools, exit to Stony Trail, schools.