



GRASSROOTS

REALTY GROUP

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**29 Evansglen Place NW
Calgary, Alberta**

MLS # A2313396



\$849,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Level, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

*OPEN HOUSE Sat May 23 1-3 pm*Welcome to your forever home, tucked away in a quiet cul-de-sac in the highly sought-after community of Evanston. This stunning 2-story residence offers a rare combination of space, luxury, and privacy on a large pie-shaped lot. With 3500 sq/ft of living space, this home is designed for both grand entertaining and comfortable family life. Step through the front door into an open-concept layout that feels bright and airy. The heart of the home is the chef-inspired kitchen, featuring premium granite countertops with ample prep space, a large island, elegant cabinetry and high-end finishes, and a seamless flow into the dining and living areas perfect for hosting. The upper floor is a masterclass in functional design, boasting 4 generous bedrooms. No more morning congestion here—this level features two full en-suites and another full bathroom, providing ultimate privacy for parents, guests, or teenagers alike. The fully developed lower level extends your living space significantly, featuring a large family room ideal for movie nights, a home gym, or a dedicated play area. Outside, the pie-shaped lot offers a sprawling backyard that is hard to find in NW Calgary. There is a lovely patio perfect for BBQs, space for a garden, and plenty of room for the kids or dogs to run. Complete with a double attached garage, this home is gorgeous and ready for a new owner to continue its legacy!