



GRASSROOTS

REALTY GROUP

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**33 Evansglen Drive NW
Calgary, Alberta**

MLS # A2313663



\$774,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this exquisite residence offering over 2700 sq. ft. of air conditioned, beautifully developed living space, where modern luxury meets timeless sophistication. Don't let Drive in the address fool you - it's a family-friendly quiet side street. Prepare to fall in love from the moment you step inside this home – the abundance of natural light creates a warm & inviting ambiance. The open-concept layout is perfect for entertaining - at the heart of the main level is a chef-inspired gourmet kitchen, thoughtfully designed w/centre island, top-tier appliances including gas cook top, contemporary quartz countertops, sleek white extra height cabinetry, corner pantry—perfect for everyday living & entertaining alike. Just off the kitchen, a stylish dining area wrapped in windows provides the ideal backdrop for family dinners or gatherings, while the spacious living room centers around a cozy gas fireplace, making it the perfect place to relax & unwind. 2 pc bath & access to the double attached front garage complete the level. Upstairs you'll find an expansive bonus room/bedroom – a very flexible space for today’s family dynamics. The luxurious primary suite is a sanctuary & easily accommodates king-sized furniture. The stunning 5 pc ensuite features a split dual vanity design plus dressing/makeup station, a large walk-in closet, rejuvenating soaker tub—ideal for unwinding after a long day plus a separate shower. There are also TWO walk in closets! Originally designed with 2 bedrooms at the front of house (easily converted back) the 3rd bedroom on the level is HUGE! 4 piece main bath & upper level laundry complete the level. The fully developed “sunshine” basement offers large windows above grade level – bathing the space in ample natural light. Flexible rec room space, bedroom with walk in closet & 4 piece bath offers growing families lots

of space options. Offering today's desired features, this home includes hardwood floors on the main, 9' ceilings on the main and lower level, quartz counters in all bathrooms & kitchen, designer lighting, contemporary colour palette, Hunter Douglas window coverings, Gemstone Lighting on the front & side exterior, paved back lane, spacious deck off the dining room, poured & stamped concrete sidewalks & back patio, new shingles in 2025 & low maintenance landscaping. Located in a family-friendly & vibrant neighborhood, you are surrounded by outstanding amenities including a FreshCo shopping center, nearby parks, a large field with a playground & baseball diamond, plus area schools. Enjoy walking paths, easy transit access, & close proximity to Beacon Hill shopping center with Costco & Walmart. It's a short 10-minute drive to Calgary International Airport. This home truly has it all—space, style, location, & versatility. Call to view Today!