



**435 Evansglen Drive NW
Calgary, Alberta**

MLS # A2319084



\$825,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,293 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity		

Inclusions: TV Wall Mounts, TV (Living Room)

Welcome to this spacious 2-storey home in Evanston, offering over 3,200 sqft of thoughtfully designed living space with the added value of a legal basement suite. Whether you're a growing family looking for more room or a buyer seeking rental income to offset your mortgage, this home offers the flexibility and functionality to fit your lifestyle. The home is flooded with natural light, from the generous foyer back to the living room with stone accent wall and vaulted ceiling open to second floor. The kitchen features full height cabinets for endless storage, with the large island opening onto the dining and living room making meal prep and entertaining a breeze. The sunny west-facing backyard is perfect for enjoying Calgary's long summer evenings, entertaining friends, or simply unwinding while taking in the beautiful prairie sunsets. Well sized bedrooms are ready for your growing family. The legal basement suite with 9ft ceilings and separate laundry creates an excellent opportunity for supplemental income, multi-generational living, or private guest accommodations. Living in Evanston, you'll enjoy a lifestyle that combines convenience and recreation. Extensive pathways connect parks, playgrounds, ponds, and green spaces throughout the neighbourhood. Families will appreciate having multiple schools within the community, simplifying your mornings. Outdoor enthusiasts will love being just minutes from Nose Hill Park, offering endless trails and off-leash areas with stunning city and prairie views. Evanston Community Park serves as a gathering place for residents, featuring playgrounds in the summer and an outdoor rink, toboggan hill, and fire pit during winter. Everyday conveniences are just around the corner, with Creekside Shopping Centre and Evanston Town Centre offering groceries, restaurants, coffee shops, pharmacies, and other essentials just minutes away. Quick

access to Stoney Trail makes for simple commutes, while also providing easy access to the airport, or the mountains for weekend escapes. Combining generous living space, income potential, a sunny west-facing yard, and an exceptional family-oriented location, this home offers everything that makes Evanston one of Northwest Calgary's most popular communities.