



GRASSROOTS
REALTY GROUP

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25 Evansglen Mews NW
Calgary, Alberta

MLS # A2331290

\$669,900



No Photo Available

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,948 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry		

Inclusions: Garage heater, bsmt bathroom mirror, coat hook, TV mount, wall cabinet in bsmt, drying rack in laundry room

Nestled at the end of a quiet, family-friendly cul-de-sac in the highly desirable community of Evanston, this gorgeous two-story residence with \$75,000 in upgrades offers an exceptional blend of elegance, functionality, and prime location. From the moment you arrive, the home makes a lasting impression, siding directly onto a peaceful neighborhood bike path and steps from greenspace for unparalleled privacy and outdoor enjoyment. Step inside to discover an well maintained and upgraded interior throughout with impeccable finishes, warm tones, and modern design choices. The main floor centers around a true chef's kitchen, featuring luxurious quartz countertops, a wrap around gourmet island perfect for hosting and prep work, rich custom cabinetry, stainless steel appliances and even a gas roughin for those who love a gas range. The open concept living and dining areas flow effortlessly from the kitchen, flooded with natural light and designed for both daily family life and grand entertaining. Conveniently located is an oversized deck providing seamless an indoor and outdoor living experience. The upper level is thoughtfully laid out to balance comfort and connection, featuring three spacious bedrooms and a versatile central bonus room that serves as an ideal media den, play area, or home office. The primary suite acts as a private sanctuary, complete with a generous walk-in closet, storage and a spa-inspired ensuite bathroom. You'll appreciate the spacious upper floor laundry room giving you ample space to work. Downstairs, the fully finished walk-out basement expands your living space significantly, offering a huge recreation room, roughin for wet bar, a private fourth bedroom, and a full bath making it perfect for guests, teens, or extended family. Walk straight out from the lower level onto an expansive, beautifully landscaped

pie-shaped lot, providing a massive backyard with endless room for kids to play, pets to roam, or outdoor gatherings. Complete with a heated attached double garage and situated just steps from local schools, parks, and pathways, this extraordinary property delivers the ultimate Calgary suburban lifestyle. Enjoy A/C, the new roof, siding, garage door and 6 new windows all in 2025.