



GRASSROOTS
REALTY GROUP

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212 Evansglen Close NW
Calgary, Alberta

MLS # A2342645



\$760,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,190 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage Shelving		

Welcome to 212 Evansglen Close NW, a beautifully designed, fully finished 4-bedroom home offering the rare opportunity to enjoy the feel and finishes of a newer build in the established, family-friendly community of Evanston. Completely rebuilt in 2022, this home was thoughtfully reimagined with modern design, upgraded finishes, and functionality for everyday family living. Perfectly positioned on a quiet street and backing directly onto a school playground and expansive greenspace, the home enjoys a fantastic family-friendly setting with open views and no neighbours directly behind. Inside, 9-foot ceilings throughout all three levels and an abundance of natural light create a bright, airy feel from the moment you enter. The open-concept main floor is designed for both entertaining and everyday life, with a welcoming living area anchored by a cozy fireplace and large windows overlooking the backyard and greenspace beyond. At the heart of the home is the beautifully designed kitchen, featuring granite countertops with a striking waterfall-edge island, sleek modern cabinetry, integrated appliances, and plenty of space to gather. Thoughtful finishes and a cohesive contemporary design carry throughout the home, giving it a polished yet comfortable feel. Upstairs, the layout was designed with family living in mind. Three bedrooms surround a central family room, creating the perfect secondary living space for movie nights, a kids' retreat, playroom, or home office. The spacious primary suite is a true escape, complete with a generous walk-in closet and an oversized, spa-inspired 5-piece ensuite featuring dual vanities, heated floors, a freestanding soaker tub, and separate shower. An upstairs laundry room adds another layer of everyday convenience, keeping everything exactly where you need it. The fully finished basement provides even more flexible living space, with a

large recreation area, fourth bedroom, and full 4-piece bathroom, ideal for overnight guests, older children, a home gym, or additional family space. Step outside to a backyard that opens directly onto the neighbouring school playground and greenspace, offering a wonderful extension of the outdoor living space and a setting families will appreciate. With no rear neighbours and open views beyond the yard, it's an ideal backdrop for kids, entertaining, and everyday life. Located close to schools, pathways, parks, transit, shopping, and everyday amenities, 212 Evansglen Close NW combines the benefits of an established community with the design, finishes, and peace of mind of a home rebuilt in 2022. Modern, spacious, and exceptionally well located, this is a standout Evanston home that offers something truly different.