



GRASSROOTS
REALTY GROUP

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383 Evansglen Drive NW
Calgary, Alberta

MLS # A2343190



\$875,880

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Gentle Sloping, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: All gym equipment upstairs, hot tub & all accessories, gazebo, patio furniture, Elevator

Huge Price Reduction for a well maintain property in Evanston: a thoughtfully designed, custom-built home. It offers over 3,600 sq ft living space, totaling 6 bedrooms (4 up, 2 down). Legally developed basement suite and separate entrance for generating extra income. Main floor: A large foyer with a bench, an office/ den, a grand living room displaying a marble fireplace, built-in shelves and cabinets; a dining room and a kitchen with granite countertops, gas cook top, mounted oven, microwave and a centre island. On the deck, a hot tub, a new gazebo with mosquito mesh and complete set of patio furniture includes cushions. A flower bed next to the deck for gardening. Consideration is given to a low maintenance elevator from the heated garage to 2nd floor for seniors or special physical requirement, and a wheel chair accessible wide doors. Upstairs: one of the four bedrooms is used as a gym room (equipments included). Bonus room and laundry room are lined up for comfort and convenience. The master bedroom has a large bathroom and a walk-in closet. The basement suite has individual living space, with two bedrooms, living & dining room, kitchen, bathroom and laundry set. This house is equipped with 2 furnaces, Air conditioner, extra roof vents to prevent condensation build up. Rough-ins for solar panel and radon remediation. Gym equipments & Patio furniture are optionals, buyer can keep them for free. Nearby has a large fun playground. Close to shopping, schools, exit to Stony Trail.