



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Evansglen Court NW
Calgary, Alberta

MLS # A2351782



\$595,990

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,897 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, See Remarks, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Discover an exceptional opportunity in the heart of EVANSTON, where a coveted CUL-DE-SAC setting, picturesque natural surroundings, and an extraordinarily rare FOUR-BEDROOM UPPER LEVEL create the perfect balance of refined living and everyday practicality. Beautifully positioned BACKING DIRECTLY ONTO A SCHOOL PLAYGROUND AND EXPANSIVE GREEN SPACE, this semi-detached residence enjoys an enviable sense of openness, with NO REAR NEIGHBOURS and an uninterrupted outlook across the playing fields. Step inside to an inviting interior where abundant natural light, thoughtful design, and an effortless flow between living spaces create a warm yet sophisticated atmosphere. The well-appointed kitchen anchors the main level, seamlessly connecting everyday dining and gathering areas while offering a welcoming setting for entertaining and family life. Upstairs, the home reveals one of its most compelling attributes: FOUR GENEROUSLY PROPORTIONED BEDROOMS ON A SINGLE LEVEL, an increasingly uncommon configuration in semi-detached homes. This exceptional layout provides remarkable flexibility for growing families, offering dedicated space for children, guests, or a private home office without sacrificing the convenience of keeping everyone together. The FULLY FINISHED BASEMENT further elevates the home's versatility, thoughtfully appointed with a SEPARATE EXTERIOR ENTRANCE, a FIFTH BEDROOM, FULL BATHROOM, WET BAR, and comfortable additional living space. Whether accommodating extended family, welcoming overnight guests, or creating an intimate entertainment retreat, this lower level delivers both independence and functionality. Outdoors, the setting is equally impressive. With the backyard opening toward the SCHOOL PLAYGROUND AND GREEN SPACE, residents can enjoy a beautiful open

backdrop and effortless access to outdoor recreation. A SCENIC POND, neighbourhood pathways, and inviting natural landscapes are all WITHIN WALKING DISTANCE, adding another dimension to the community's outdoor lifestyle. The peaceful CUL-DE-SAC location offers a welcome retreat from through traffic, while nearby schools, parks, and EVANSTON TOWNE CENTRE place everyday conveniences comfortably within reach. With FIVE BEDROOMS IN TOTAL, an exceptionally rare FOUR-BEDROOM-UPSTAIRS design, a FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE, and a highly desirable playground-backing setting, this residence presents a compelling combination of space, flexibility, and location. A distinctive opportunity to experience elevated family living in one of Northwest Calgary's established communities.