

# \$925,000 - 43 Evansglen Circle Nw, Calgary

MLS® #A2185266

**\$925,000**

5 Bedroom, 4.00 Bathroom, 2,506 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to elevated living in Evanston! This luxury 2-storey home features 5 bedrooms, 3.5 bathrooms, office on main level, bonus room on upper level, illegal suite in basement, double attached garage, +3,420 sqft of total living space, large fenced backyard with wooden deck and custom finishings throughout! This home is situated in a fabulous location, within close proximity to various schools, parks, shopping areas and easy access to transit! As you enter the home, you are welcomed into the sunny, open-concept living areas with the kitchen area first. The kitchen is elegantly designed and finished with plenty of rich wooden cabinetry (w/crown moldings & silver hardware), recessed pot lighting & feature pendant lighting, tile backsplash, a huge central island with stone countertop + breakfast bar seating + built-in wine fridge, large walk-in pantry w/MDF wire shelves and SS appliance package (including french door fridge w/bottom freezer, electric cooktop with OTR hoodfan, built-in dishwasher and built-in wall oven + microwave). The kitchen leads into the dining room (with plenty of space for a formal table) + features a patio door providing access to the huge rear deck, great for hosting family & friends in the summer! Adjacent to the dining room, the living room features a cozy stone floor-to-ceiling electric fireplace with a large window overlooking the backyard. Nicely finishing off the main level, you have a great home office, perfect for work or study, a tucked



away 2pc guest bathroom, and mudroom with convenient access to the double attached garage. There are speakers on the main floor and upper floor. Heading upstairs, this home offers a spacious bonus room with ceiling fan and 2 bright windows, perfect for family movie nights or relaxing. The master bedroom is a true oasis, including a private 6pc ensuite bathroom (glass shower w/body jets + bench, steam unit, huge soaker tub, dual sink stone vanity, built-in cabinetry & gorgeous tile flooring) and a walk-in closet with built-in MDF wiring. 2 additional great sized bedrooms are also on this level, plus a shared 5pc bathroom with tub/shower combo + dual sink vanity, laundry room with side-by-side washer & dryer and additional big storage closets. The basement level of the home is unique as it features a fully built-out illegal suite with 2 large bedrooms, full kitchen (including dishwasher, fridge, stove, hood fan & microwave), a spacious family/rec room w/ recessed pot lighting, 5pc bathroom (tub/shower combo + dual sinks), separate laundry room and additional storage space! With a nice curb appeal & large fenced backyard, huge rear deck, great landscaping/garden and tons of parking, this home is a great find! Don't miss out and come view today!

Built in 2018

### **Essential Information**

MLS® #	A2185266
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	0.09

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Separate Entrance, Storage, Wired for Sound, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Electric, Stone
Has Basement	Yes
Basement	Full, Exterior Entry, Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 3rd, 2025

Days on Market        70

Zoning                  R-1s

### **Listing Details**

Listing Office            URBAN-REALTY.ca

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