

# \$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        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2   |

### Interior

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

### Exterior

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

Foundation                Poured Concrete

### **Additional Information**

Date Listed                January 3rd, 2025

Days on Market        105

Zoning                    R-1s

### **Listing Details**

Listing Office            URBAN-REALTY.ca

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