

**250 Evansglen Drive NW  
Calgary, Alberta****MLS # A2226609****\$875,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,488 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** 2 tv wall mounts, security cameras, one by the garage, and Hammock stand

Welcome to 250 Evansglen Drive NW (A super quiet street) where comfort, style, and thoughtful upgrades come together in one incredible package. This fully finished home with just under 3500 sqft of developed living space has it all. From the moment you step through the front door, you'll feel it — that warm, "you're home" feeling. The large, inviting foyer sets the stage with upgraded tile flooring and loads of closet space to tuck everything neatly away. It's the kind of entryway that makes a great first impression and keeps on delivering. As you make your way into the heart of the home, prepare to be wowed by the chef-inspired kitchen. Featuring a massive island, upgraded wall oven, induction cooktop, built-in microwave, and a sleek stainless hood fan, this space was built to impress — whether you're hosting friends or enjoying a quiet breakfast at the breakfast bar. A walk-in pantry and Jayman's Fit & Finish Plus package only add to the luxury, along with an extensive list of thoughtful upgrades selected by the original owners. The gorgeous hardwood flooring flows effortlessly into a sunlit dining area and a cozy living room anchored by a gas fireplace with custom built-in shelving. It's the perfect spot to relax, entertain, or curl up with a good book. Step outside and soak up the west-facing sunshine in your beautifully landscaped backyard. There's a huge deck for barbecues and a hammock stand just waiting for your afternoon naps in the breeze. It's your private retreat after a busy day. Upstairs, you'll find three generous bedrooms, each with built-in closet organizers — no wasted space here. The primary suite is truly a showstopper, featuring a luxurious 6-piece ensuite with dual vanities back to back, a makeup counter, a deep soaker tub, and a walk-in

shower. And wait until you see the walk-in closet &mdash; it&rsquo;s the kind that dreams are made of. A spacious bonus room and full 4-piece bath round out the upper level. But there&rsquo;s more &mdash; the fully finished basement, professionally developed by the builder, is ready for whatever you need: movie nights, a home gym, guest space &mdash; you name it. It includes a large rec room with a wet bar, a fourth bedroom, and another full bath. Top it all off with big-ticket upgrades: brand-new exterior, and new shingles (2024), triple-pane windows, tankless hot water, plush upgraded carpet and underlay, and modern lighting throughout, I can&rsquo;t think of anything that isn&rsquo;t upgraded in this home. All of this is tucked into the friendly, vibrant community of Evanston &mdash; close to schools, parks, shopping, pathways, and with easy access to Stoney Trail and Deerfoot. This home doesn&rsquo;t just check the boxes, it raises the bar.