

246 Evansglen Drive NW
Calgary, Alberta

MLS # A2252715



\$775,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Immaculate 4 bedroom up 2 storey located on a quiet street in Evanston. Nice sized entry welcomes you into this open main floor with 9 foot ceilings and vinyl plank flooring. Large and bright living room has a gas fireplace with tile surround and mantle. Great working kitchen has a large island, eating bar, Stainless Steel appliances with built in oven and microwave and induction stovetop, pantry and loads of work space for hosting those dinners. Large dining area has sliding doors leading to the west deck and yard. Upstairs you have 4 bedrooms with the master having a large walk in closet and 5 piece ensuite bathroom, bonus room and laundry room. Downstairs is open with roughed in plumbing and waiting for your ideas. Large west backyard has nice sized deck with a gas line and underground sprinkler system to keep the grass green. Outside of the house was completely redone with new siding, eases, downspouts and roof with rubber shingles. Other upgrades include; air conditioning, heated garage, wide driveway and Gem Stone lighting. Call to view this home today!