

\$799,999 - 223 Evansglen Circle Nw, Calgary

MLS® #A2093554

\$799,999

3 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Your new home welcomes you to this beautifully designed 3 bedrooms, 2.5 baths in the sought after community of Evanston. As you enter you will fall in love with an open concept floor plan that features 9'™ceiling, expansive windows, designer light fixtures, gleaming hardwood, main floor office or den with CUSTOM GLASS DOUBLE DOORS, & spacious living room with a beautiful fireplace. The chef's™ kitchen has a walk through pantry, BUILT-IN APPLIANCES, GAS STOVE, modern SOFT CLOSE cabinets, GRANITE countertops and a centre island that is perfect for entertaining and flows into your dining room which is flooded in natural light and provides access to your back deck. The thoughtfully designed upper floor boasts a decadent master bedroom with spa-like en-suite with his and her sink and large walk-in closet with CUSTOM PAX ORGANIZER, a bonus room, 2 more bedrooms with BUILT-IN PAX CLOSET, and laundry room. The unspoiled, 9ft ceiling basement provides a rare opportunity to create the space of your dreams. Whether you envision a home gym, entertainment haven, cozy family room, or a combination of these, the possibilities are boundless.

This home comes complete with a well-maintained SOUTHWEST FACING, NEWLY LANDSCAPED backyard and a large COMPOSITE deck, perfect for entertaining and enjoying the summer nights! BONUS FEATURE: Central Air Conditioning unit so no more sweaty nights or sticky afternoons. Super



water heater to ensure you are never without hot water! A great community to raise your family, close to shopping and other amenities. Easy access to major roads. This outstanding home will have you at "Hello!"

VIRTUAL TOUR AVAILABLE

Built in 2017

Essential Information

MLS® #	A2093554
Price	\$799,999
Sold Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	223 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity,
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Appliances	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 20th, 2023
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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