

**45 Evansglen Mews NW**  
**Calgary, Alberta**

**MLS # A2195625**



**\$669,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Tucked away in a quiet cul-de-sac, this immaculate home sits on a large pie-shaped lot in the family-friendly community of Evanston. Just steps from the new elementary school, parks, walking paths, and Evanston Towne Centre, this home offers the perfect blend of space, comfort, and convenience. Inside, large windows fill the open-concept main floor with natural light, highlighting the gleaming hardwood floors. The kitchen is both stylish and functional, featuring quartz countertops, upgraded stainless steel appliances, rich cabinetry, a pantry, and a breakfast bar for casual dining. The living room is warm and inviting with its gas fireplace, while the dining area leads to a spacious deck with a gas line, ideal for outdoor gatherings. Upstairs, a bonus room provides extra space for family movie nights or a play area. The primary bedroom offers plenty of room for king-sized furniture, along with blackout blinds, a walk-in closet, and a spa-like ensuite with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms, an upper-floor laundry room, and a full bathroom complete this level. The huge backyard is perfect for kids and pets, featuring a built-in firepit, a new fence, and an irrigation system to keep the lawn lush with minimal effort. A beautiful home in a prime location—don't miss out on this one!