

334 Evansglen Drive NW
Calgary, Alberta

MLS # A2202410



\$798,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Radon Migration System		

OPEN HOUSE Sunday, March 23: 2-4pm This meticulously maintained home in Evanston, one of Calgary's newer NW communities, is a true gem that feels like new! The open-concept main floor is both functional and stylish, featuring a chef-inspired kitchen with quartz countertops, a gas cooktop, built-in wall ovens, and an oversized island perfect for entertaining. Busy families will love the convenience of the walk-through pantry, while the hardwood flooring, high ceilings, large windows, and cozy gas fireplace create a warm and inviting atmosphere. A versatile flex room, currently set up as a home office, adds to the main floor's appeal, along with sliders leading to the sunny south-facing deck—perfect for summer BBQs in your private yard. Upstairs, the luxurious primary suite offers a spa-like retreat with a soaker tub, dual sinks, and a separate glass shower. A spacious bonus room is adjacent to the second bedroom and connects to the third bedroom, providing extra living space for your family. Recent updates include: new shingles, garage door and partial siding completed last fall. Situated in a quiet location within walking distance to parks and green spaces, this home also boasts easy access to shopping, restaurants, recreation, and major roadways. With endless potential for basement development and landscaping, this is your chance to make it truly your own! ***CHECK OUT THE 3D VIRTUAL TOUR***