

# \$745,000 - 185 Evansglen Drive Nw, Calgary

MLS® #A2210408

**\$745,000**

3 Bedroom, 3.00 Bathroom, 1,949 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

\*\*\*OPEN HOUSE ON SATURDAY AND SUNDAY (12pm-4 pm)\*\*\* PRICE IMPROVEMENT\*\*\*BRAND NEW ROOF and NEW SIDING\*\* Backing onto peaceful GREEN SPACE with NO NEIGHBOURS BEHIND, this beautiful home in the vibrant community of Evanston offers the perfect balance of PRIVACY, SPACE, and STYLE.

Step inside to discover a BRIGHT and AIRY layout, filled with NATURAL LIGHT. The ENTIRE home features LUXURY VINYL PLANK flooringâ€”meaning thereâ€™s absolutely NO CARPET, making it an ideal choice for families with KIDS OR PETS. Sitting on a LARGER TRADITIONAL LOT, this home gives you MORE SPACE to enjoy both inside and out. Plus, with 9-FOOT CEILINGS ON BOTH THE MAIN FLOOR AND BASEMENT, every level feels MORE OPEN, AIRY, and GRANDâ€”perfect for modern family living or future basement development. The OPEN-CONCEPT main floor is perfect for entertaining, with SOUTH-FACING WINDOWS that FLOOD the space with SUNLIGHT. You'll also appreciate the WIDER STAIRS, which not only enhance the overall spacious feel of the home but make moving furniture easier and create a more luxurious, open flow from one floor to another. Enjoy built-in SONOS CEILING SPEAKERS that enhance the atmosphere for gatherings or cozy evenings in. The kitchen is a chef's dream, complete with WHITE QUARTZ countertops, STAINLESS



STEEL appliances, SOFT-CLOSE CABINETRY, a lot of POT LIGHTS, and a SLEEK, MODERN FINISH.

Stay comfortable all summer long with FULLY CENTRALIZED AIR CONDITIONING!

Upstairs, retreat to the spacious PRIMARY BEDROOM featuring a LUXURIOUS 5-PIECE ENSUITE with a SOAKER TUBâ€”perfect for relaxation. Youâ€™ll also find TWO GENEROUSLY SIZED SECONDARY BEDROOMS, a CONVENIENT UPPER FLOOR LAUNDRY ROOM, and a BRIGHT BONUS ROOM with BUILT-IN SURROUND SOUND for the ultimate movie night experience.

This home also includes a KINETICO WATER SOFTENER SYSTEM and a DECHLORINATOR, giving your family the gift of CLEANER, SOFTER WATER throughout the house. These HIGH-QUALITY WATER UPGRADES help extend the life of your appliances, reduce buildup in plumbing, and provide a better experience in every shower, load of laundry, and sip from the tap.

Step outside into your PRIVATE BACKYARD OASISâ€”complete with a LARGE DECK, RAISED GARDEN BEDS, a COZY FIRE PIT, and uninterrupted GREEN SPACE VIEWS with NO NEIGHBOURS BEHIND.

This home has also been upgraded with a BRAND NEW ROOF and NEW SIDING, offering peace of mind and adding long-term valueâ€”so you can move in and enjoy without the worry of major exterior maintenance.

The unspoiled basement is ready for your personal touch, whether a home gym, office, additional living space or man cave.

This home is exceptionally located with quick access to STONEY TRAIL and all the

AMENITIES of both Evanston and Carrington.

Don't miss this RARE  
OPPORTUNITY—book your private showing  
today and make this stunning Evanston home  
yours!

Built in 2018

### Essential Information

MLS® #	A2210408
Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,949
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	185 Evansglen Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, High Ceilings
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	22
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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