



# 196 Evansglen Close Calgary Alberta

\$705,000

Open house Sat August 17th 11:00 am till 1:00 pm. Welcome to your new home with over 2650 square feet of total developed space on 3 levels. Best of all it backs onto a large green space. The main floor offers a great room concept with 9' ceilings with upgraded kitchen cabinets and stone counter tops. The master retreat features a corner soaker tub, heated ensuite floors, large south facing windows to enjoy the many splendid sun rises and sunsets. The home features wide stair cases, convenient upper laundry with 3 well appointed bedrooms. Upstairs you'll also enjoy a fantastic bonus room to chillax in. The garage features amazing and convenient custom storage and custom cabinets to offer a superior mud room. The home comes with stainless steel appliances, Gas BBQ outlet, prewired theater room and alarm system. Enjoy all the great neighbors in this quiet cul-de-sac. A sunny back yard with 2 tiered deck is standard with a built in children's slide. The rear deck is long lasting with zero maintenance Trex decking. There's even ample storage underneath it. The neighborhood of Evanston features 3 malls including Modern Pubs, Freshco, Shoppers drug mart, NoFrills, Cobb's bakery, skate board park, athletic park, playground, Walmart in sage hill, vivo center in panorama hills, Movie theatre in Country Hills and Costco in Beacon Hill. It is also just 2 minutes to the new and complete ring road. There's even a Local School K-6 and sports field right out your back yard. COME VIEW IT TODAY. (id:6769)

4pc Bathroom 9.00 Ft x 5.00 Ft  
4pc Bathroom 11.33 Ft x 11.00 Ft  
Primary Bedroom 13.00 Ft x 15.33 Ft  
Bedroom 9.67 Ft x 9.83 Ft  
Bedroom 10.83 Ft x 9.83 Ft  
Bonus Room 15.00 Ft x 12.33 Ft  
Bedroom 10.67 Ft x 9.17 Ft  
3pc Bathroom 7.67 Ft x 5.00 Ft

Family room 15.25 Ft x 13.42 Ft  
Furnace 11.25 Ft x 7.08 Ft  
2pc Bathroom 5.08 Ft x 4.83 Ft  
Dining room 8.08 Ft x 10.08 Ft  
Foyer 9.00 Ft x 6.75 Ft  
Other 12.67 Ft x 7.58 Ft  
Living room 15.75 Ft x 14.08 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca