



## 246 Evansglen Drive Calgary Alberta

\$775,000

Immaculate 4 bedroom up 2 storey located on a quiet street in Evanston. Nice sized entry welcomes you into this open main floor with 9 foot ceilings and vinyl plank flooring. Large and bright living room has a gas fireplace with tile surround and mantle. Great working kitchen has a large island, eating bar, Stainless Steel appliances with built in oven and microwave and induction stovetop, pantry and loads of work space for hosting those dinners. Large dining area has sliding doors leading to the west deck and yard. Upstairs you have 4 bedrooms with the master having a large walk in closet and 5 piece ensuite bathroom, bonus room and laundry room. Downstairs is open with roughed in plumbing and waiting for your ideas. Large west backyard has nice sized deck with a gas line and underground sprinkler system to keep the grass green. Outside of the house was completely redone with new siding, eases, downspouts and roof with rubber shingles. Other upgrades include; air conditioning, heated garage, wide driveway and Gem Stone lighting. Call to view this home today! (id:6769)

Living room 11.50 Ft x 15.75 Ft

Dining room 8.83 Ft x 13.42 Ft

Kitchen 12.33 Ft x 14.75 Ft

Den 5.58 Ft x 8.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 13.00 Ft x 15.67 Ft

Primary Bedroom 14.00 Ft x 14.92 Ft

Bedroom 9.92 Ft x 11.67 Ft

Bedroom 9.92 Ft x 13.42 Ft

Bedroom 10.50 Ft x 11.67 Ft

Laundry room 7.17 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca