



## 35 Evansglen Park Calgary Alberta

\$740,000

NEW PRICE from Today... Tall ceilings, in front of the play-ground. Welcome to 35 Evansglen Park NW, a beautifully maintained and thoughtfully designed home in the heart of Evanston--one of Calgary's most sought-after family-friendly communities. Perfectly positioned on a quiet street, directly across from a charming green space with a playground, this residence blends modern elegance, warmth, and functionality in every detail. From the moment you step inside, the vaulted ceiling in the foyer makes a grand statement, setting the tone for the light-filled, open-concept layout that follows. The main floor flows effortlessly, featuring a spacious living room anchored by a cozy gas fireplace--ideal for family movie nights or curling up with a book on winter evenings. Gleaming hardwood floors lead to a dedicated dining area with plenty of room for gatherings, while the adjacent gourmet kitchen invites both everyday cooking and memorable entertaining. Here, you'll find quartz countertops, white cabinetry, stainless steel appliances, a subway tile backsplash, and a large island with seating for three. Just off the kitchen, a private office or den provides the perfect space for working from home or managing the day's tasks, while the smartly placed mudroom and discreet powder room add comfort and convenience to daily living. Upstairs, the primary suite offers a peaceful retreat at the end of the day with a spa-inspired 4-piece ensuite and a generous walk-in closet. Two additional bedrooms share a full bathroom, and a bright central bonus room offers flexible space--perfect as a children's play area, a teen hangout, or a cozy family lounge. The upper-level laundry makes chores effortless. Downstairs, the partially developed basement with soaring 9-ft ceilings presents endless possibilities--currently set up as a family gym, with a rough-in for a bathroom ready for your ...

Bonus Room 17.58 Ft x 23.08 Ft  
Primary Bedroom 14.92 Ft x 13.42 Ft  
Other 4.67 Ft x 12.33 Ft  
4pc Bathroom 14.17 Ft x 10.83 Ft  
Bedroom 12.33 Ft x 10.92 Ft  
Bedroom 12.25 Ft x 10.92 Ft

Exercise room 23.92 Ft x 19.33 Ft  
Furnace 8.08 Ft x 12.75 Ft  
Other 14.67 Ft x 7.67 Ft  
Office 7.67 Ft x 5.58 Ft  
Living room 10.08 Ft x 15.75 Ft  
Kitchen 14.92 Ft x 10.25 Ft

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Listing Presented By:



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4pc Bathroom	7.08 Ft x 10.33 Ft	Dining room	14.92 Ft x 11.00 Ft
Laundry room	5.67 Ft x 6.75 Ft	2pc Bathroom	6.83 Ft x 2.92 Ft
Den	15.25 Ft x 9.25 Ft	Other	19.83 Ft x 23.67 Ft