



## 99 Evansglen Circle Calgary Alberta

\$919,900

Welcome to your dream home - a beautifully crafted residence that combines elegance, comfort, and modern convenience across nearly 3,500 sq. ft. of meticulously designed living space. Situated in the heart of family-friendly Evanston, this exceptional property has been thoughtfully designed to elevate your everyday living and entertaining experience. From the moment you step inside, you're greeted by a built-in aquarium, offering a striking first impression. This professionally installed, see-through centerpiece creates a calming connection between the foyer and the home office, adding a tranquil ambiance and unique character to the space. The main level boasts 9-foot ceilings, enhancing the open and airy atmosphere, while the expansive walkout basement provides even more room to relax, host, or unwind. Step outside to a fully covered outdoor living area that flows onto low-maintenance artificial turf—ideal for year-round enjoyment without the upkeep. Whether you're hosting a cocktail evening or enjoying quiet time, the custom-designed bar in the basement is a true showstopper. Featuring sleek quartz countertops, built-in glass shelving, under-cabinet lighting, and modern cabinetry, it's a perfect blend of style and functionality. Movie nights become a family tradition in the home theatre room, complete with high-end sound and projection for a fully immersive experience. Meanwhile, the sun-filled solarium offers a peaceful retreat for reading, morning coffee, or casual gatherings. This home goes beyond beauty with its commitment to sustainability and efficiency. Solar panels significantly reduce electricity costs while supporting a greener lifestyle. A wired sound system ensures premium audio throughout, and a comprehensive security camera system provides peace of mind around the clock. Nestled in Evanston, one of NW Calgary's most desirable communities, this home ...

Primary Bedroom 18.00 Ft x 14.00 Ft

Laundry room 6.42 Ft x 7.58 Ft

Bonus Room 12.33 Ft x 12.17 Ft

Bedroom 12.67 Ft x 9.92 Ft

Bedroom 9.83 Ft x 14.00 Ft

5pc Bathroom 11.83 Ft x 10.33 Ft

Sunroom 25.42 Ft x 8.67 Ft

Furnace 7.92 Ft x 9.67 Ft

Sunroom 25.00 Ft x 9.50 Ft

Other 6.17 Ft x 9.08 Ft

Living room 12.92 Ft x 13.75 Ft

Kitchen 16.67 Ft x 11.17 Ft

a

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

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

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

4pc Bathroom	8.42 Ft x 7.83 Ft	Dining room	12.00 Ft x 10.50 Ft
4pc Bathroom	4.92 Ft x 7.08 Ft	Den	9.83 Ft x 9.50 Ft
Other	15.42 Ft x 13.08 Ft	2pc Bathroom	4.92 Ft x 5.08 Ft
Media	22.83 Ft x 27.83 Ft		