



## 43 Evansglen Circle Calgary Alberta

\$945,000

Welcome to elevated living in Evanston! This luxury 2-storey home features 5 bedrooms, 3.5 bathrooms, office on main level, bonus room on upper level, illegal suite in basement, double attached garage, +3,420 sqft of total living space, large fenced backyard with wooden deck and custom finishings throughout! This home is situated in a fabulous location, within close proximity to various schools, parks, shopping areas and easy access to transit! As you enter the home, you are welcomed into the sunny, open-concept living areas with the kitchen area first. The kitchen is elegantly designed and finished with plenty of rich wooden cabinetry (w/crown moldings & silver hardware), recessed pot lighting & feature pendant lighting, tile backsplash, a huge central island with stone countertop + breakfast bar seating + built-in wine fridge, large walk-in pantry w/MDF wire shelves and SS appliance package (including french door fridge w/bottom freezer, electric cooktop with OTR hoodfan, built-in dishwasher and built-in wall oven + microwave). The kitchen leads into the dining room (with plenty of space for a formal table) + features a patio door providing access to the huge rear deck, great for hosting family & friends in the summer! Adjacent to the dining room, the living room features a cozy stone floor-to-ceiling electric fireplace with a large window overlooking the backyard. Nicely finishing off the main level, you have a great home office, perfect for work or study, a tucked away 2pc guest bathroom, and mudroom with convenient access to the double attached garage. There are speakers on the main floor and upper floor. Heading upstairs, this home offers a spacious bonus room with ceiling fan and 2 bright windows, perfect for family movie nights or relaxing. The master bedroom is a true oasis, including a private 6pc ensuite bathroom (glass shower w/body jets + bench, steam ...

Furnace 10.33 Ft x 7.92 Ft

Laundry room 8.33 Ft x 5.50 Ft

5pc Bathroom 10.25 Ft x 6.42 Ft

Family room 10.08 Ft x 13.75 Ft

Other 13.25 Ft x 12.50 Ft

Bedroom 9.67 Ft x 10.83 Ft

Dining room 13.00 Ft x 9.58 Ft

Kitchen 15.50 Ft x 14.75 Ft

Office 9.25 Ft x 8.83 Ft

2pc Bathroom 5.33 Ft x 4.67 Ft

Other 10.00 Ft x 4.75 Ft

Pantry 10.00 Ft x 6.00 Ft

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**Bedroom** 9.67 Ft x 10.25 Ft  
**Other** 3.25 Ft x 9.50 Ft  
**Other** 14.42 Ft x 6.33 Ft  
**Living room** 14.92 Ft x 14.00 Ft

**Bonus Room** 13.92 Ft x 12.92 Ft  
**Bedroom** 10.67 Ft x 13.00 Ft  
**Other** 4.25 Ft x 4.33 Ft