



## 99 Evansglen Circle Calgary Alberta

\$848,888

\*\*Fully developed with a walkout basement, approximately 3,300 sq. ft. of total developed living space, two three-season sunrooms (approx. 450 sq. ft.), a 6.4 kW solar panel system (16 panels), a 200-amp electrical panel, epoxy flooring in the garage, and low-maintenance artificial turf in the backyard--features like these are rarely found at this price point\*\*. Welcome to this beautifully upgraded home in the highly sought-after community of Evanston, situated on a traditional 35-ft-wide lot and offering approximately 3,300 sq. ft. of fully developed living space. The main floor features a private office/den, a spacious, sun-filled living area with large windows, a dining area with custom seating, and elegant high-end laminate flooring, complemented by 9-foot ceilings. The chef's kitchen is designed to impress, featuring quartz countertops, under-cabinet lighting, ceiling-height cabinetry, and premium stainless-steel appliances, including a Bosch built-in oven and microwave. A walk-through pantry with durable titanium wire shelving adds everyday convenience. A convenient half bath (with potential to convert to a full bath) and a three-season sunroom just off the living room complete the main level. Upstairs, a large bonus room sits centrally, thoughtfully separating the primary bedroom from the two additional bedrooms. This bonus space includes custom seating--perfect for movie nights or family gatherings. The primary bedroom offers a walk-in closet, a luxurious 5-piece ensuite with dual sinks, a custom standing shower, and a soaker tub. Two additional well-sized bedrooms, an upper-floor laundry room, and a second full bathroom featuring dual sinks and a standing shower with a custom tile base complete the upper level. The fully developed walkout basement offers a wet bar, a four-piece bathroom, and a spacious recreation area ideal for a home theatre, gym, or play...

3pc Bathroom 4.92 Ft x 7.17 Ft

Other 15.42 Ft x 13.17 Ft

Recreational, Games room 22.92 Ft x 27.75 Ft

Storage 7.08 Ft x 9.00 Ft

Sunroom 25.42 Ft x 8.75 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Office 9.92 Ft x 9.67 Ft

Dining room 12.17 Ft x 10.50 Ft

Foyer 6.42 Ft x 10.17 Ft

Sunroom 25.00 Ft x 9.83 Ft

4pc Bathroom 8.42 Ft x 7.92 Ft

5pc Bathroom 12.00 Ft x 10.42 Ft

Bedroom 9.92 Ft x 14.08 Ft

Bedroom 12.67 Ft x 9.92 Ft

Bonus Room 12.33 Ft x 12.33 Ft

Laundry room 6.42 Ft x 7.58 Ft

Primary Bedroom 18.00 Ft x 14.17 Ft

Other 6.92 Ft x 8.50 Ft

Listing Presented By:



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