

\$709,900 - 338 Evansglen Drive Nw, Calgary

MLS® #A2210474

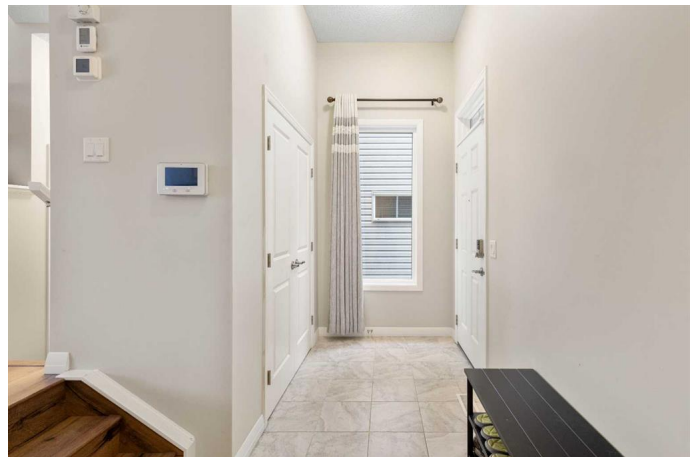
\$709,900

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

SOUTH FACING BACKYARD2017 NEW HOME***30 SECONDS WALK TO PARK***Welcome to Evansglen – the newest and most captivating community in Evanston! Just a 30-second stroll from a beautiful dog park, this modern and uniquely designed residence offers an exceptional living experience. Step inside to discover a spacious great room with an inviting entryway and stunning Haro Plank Oak laminate flooring throughout the main level. The designated dining area seamlessly connects to a functional kitchen, which is a chef's dream. Featuring a massive flush eating bar, exquisite Polaire QUARTZ countertops, a pantry, and upgraded stainless steel appliances—including a refrigerator, smooth-top stove, built-in dishwasher, and over-the-range microwave—this kitchen is both stylish and highly practical. Ascend to the second level, where you'll find an impressive master suite complete with a luxurious 5-piece ensuite featuring a relaxing soaker tub and a standalone shower, along with a generous walk-in closet. Two additional well-sized bedrooms offer ample space, with the third bedroom showcasing remarkable windows that flood the room with natural light. Also, conveniently located on the second floor, you'll find a laundry area and a fantastic large centralized bonus room, perfect for family gatherings or entertainment. This home also features a beautiful 12x10 deck and a double attached garage, making everyday living a



breeze. Enjoy life in this picturesque new community, with stunning nature as your backdrop and scenic trails just steps from your new door. Plus, with Cross Iron Mills, Costco, Walmart, golf courses, T&T, parks, and shopping all within easy reach, youâ€™ll have everything you need right at your fingertips. Welcome home to Evanston, where modern living meets nature! Call your realtors for showings today

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210474 |
| Price | \$709,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,943 |
| Acres | 0.09 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 338 Evansglen Drive Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P0X7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

of Garages 2

Interior

Interior Features Double Vanity, Quartz Counters
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,
Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025
Days on Market 44
Zoning R-G

Listing Details

Listing Office Homecare Realty Ltd.

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