



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 EVANSGLLEN Drive, Calgary T3P 0X7**

MLS®#: **A2170980**      Area: **Evanston**      Listing Date: **10/04/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **4,016 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,943**  
 Low Sqft:  
 Ttl Sqft: **1,943**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Garden,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **BBQ gas line,Playground,Private Yard**  
 Construction: **None**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 12`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`5" x 12`8"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 9`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 13`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1612884**

Remarks

Pub Rmks: **\*\*\*SOUTH FACING BACKYARD\*\*\*2017 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, you'll have everything you need right at your fingertips. Welcome home to Evanston, where modern living meets nature! Call your realtors for showings today**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







