

\$845,000 - 250 Evansglen Drive Nw, Calgary

MLS® #A2240695

\$845,000

4 Bedroom, 4.00 Bathroom, 2,488 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

OPEN HOUSE THIS SATURDAY AUGUST 9th 2025 1-4PM! MUST SEE THIS ONE FOR YOURSELF Luxury and Location in Evanston and price of ownership at its finest! Welcome Home A fully finished luxury home on a quiet street in Evanston offering nearly 3,500 sq ft of exceptionally upgraded living space. Featuring 4 bedrooms, 3.5 bathrooms and a fully finished basement, this home feels right from the moment you walk in. Every finish and feature has been thoughtfully selected to create a space that feels warm, refined, and elevated.

The grand foyer welcomes you with upgraded tile and two huge closets. The chef's kitchen is a true standout with a massive island, wall oven, induction cooktop, built-in microwave and wall oven, sleek hood fan, walk-in pantry, and Jayman's Fit and Finish Plus package, all designed for both beauty and function. Sunlight pours into the open dining and living areas with rich hardwood floors and a cozy gas fireplace framed by custom built-ins. Step outside to a west-facing landscaped backyard with a large deck and space to unwind. If you get to warm outside come on in and enjoy the central AC. Upstairs you'll find three large bedrooms with built-in closet organizers, a spacious bonus room, and a luxurious primary suite featuring a stunning six-piece ensuite with dual vanities, back to back, a dressing station/ make up vanity, deep soaker tub, walk-in shower, and a dream-worthy closet. The



professionally finished basement from the builder offers a large family room with wet bar, fourth bedroom, a den/workout room, storage and a full bath.

This home has it all, and I'm not just saying that: brand-new exterior in 2024 including roof, triple-pane windows, tankless hot water, upgraded carpet and underlay, upgraded lighting, appliances, flooring, built ins, and pretty much everything else. No detail was overlooked. Tens of thousands were spent to make this home feel like luxury and they did it. Located near schools, parks, shopping, and major roads, this Evanston gem blends comfort, convenience, and top-tier quality. You will feel it the moment you step inside.

Built in 2017

Essential Information

MLS® #	A2240695
Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,488
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	250 Evansglen Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway, Driveway, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Bookcases, Closet Organizers, Double Vanity, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Induction Cooktop, Range Hood, Tankless Water Heater, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	31
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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