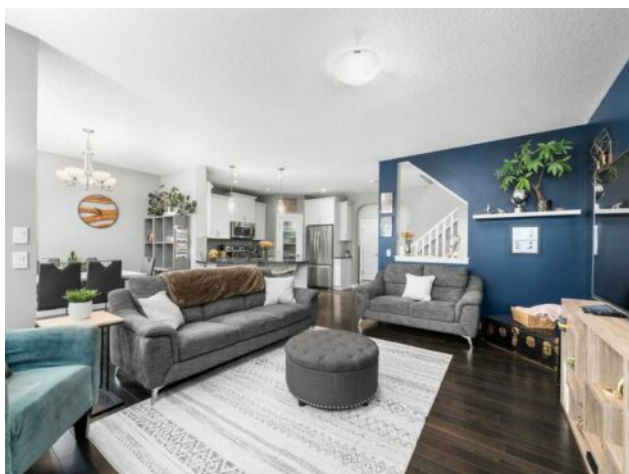


37 Evansglen Mews NW
Calgary, Alberta

MLS # A2220826



\$719,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,901 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Pie Shaped Lot, Treed, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to one of the best backyards in Evanston—perfect for entertaining, relaxing, and making memories. Tucked away in a quiet cul-de-sac on an oversized, beautifully landscaped pie-shaped lot, this meticulously maintained home offers over 2,633 sq ft of thoughtfully designed living space, blending location, style, and functionality in one of Calgary's most family-friendly communities. Step inside to an open-concept main floor filled with natural light and rich hardwood flooring throughout. The kitchen blends function and style with granite countertops, stainless steel appliances, spacious cabinetry, a pantry, and a large island with breakfast bar—ideal for busy mornings or casual gatherings. A cozy gas fireplace adds warmth to the living room, while the dining area opens onto your upper deck, creating a seamless flow for indoor-outdoor living. Upstairs, a large bonus room offers the perfect space for movie nights, a play area, or a home office. The primary suite is a relaxing retreat, complete with a walk-in closet and spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full bath, and an upper-floor laundry room round out this level. The fully finished walkout basement adds incredible versatility, featuring a 4th bedroom, a sleek 4-piece bathroom, and a spacious rec room with a custom wet bar—ideal for hosting, relaxing, or setting up your dream gym, media lounge, or home business. With direct walkout access to the backyard, this level also offers excellent potential for multi-generational living or future secondary suite development - subject to city of Calgary approval). Outside, the oversized pie-shaped yard is an entertainer's dream: a 3-tiered deck, built-in firepit with flower bed, mature trees, and plenty of green space for kids, pets, and gatherings of any size. Pride of ownership

is evident throughout, and the home is truly move-in ready. Recent exterior updates include new asphalt shingles, vinyl siding, and eavestroughs, providing lasting durability and curb appeal. The attached double garage features built-in storage and is clean, functional, and spacious—perfect for everyday living and organization. Located just steps from a new elementary school, scenic pathways, parks, and Evanston Towne Centre, you’ll love the walkability and community feel. Enjoy easy access to all major amenities, including shopping, restaurants, schools, and recreation—as well as quick connections to Stony Trail, Deerfoot, and the airport for effortless commuting. This is more than just a house—it’s the kind of home where memories are made. A stylish, move-in-ready walkout with one of the best backyards in Evanston. You won’t want to miss it.