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Calgary/Evanston

45 EVANSGLLEN PL NW

\$599,900

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 4 / Ttl: 4
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 9
- Floor Area:** 229 SqM / 2,466 SF
- Year Built:** 2016
- Taxes:** \$1,222 / 2017
- Possession:** 15 Days negotiable



Looking for a brand new home without the wait? Then welcome home! The Aria is a 4 bedroom home built by Broadview Homes located in the greatest NW community of Evanston. The Aria has many attributes to offer you. Like to entertain? No problem, this chefs dream kitchen has a 10 foot long granite counter top island and a Kitchen Aid appliance package. The main floor also offers a den with french doors, 9 foot ceilings, large walk-through pantry, spacious family room with gas fireplace. Upstairs you will discover a central bonus room, huge laundry room, a master bedroom with a walk-in closet and a 5 piece ensuite retreat! 3 additional bedrooms each with their own walk-in closet complete the 2nd floor. Want more? How about 9 foot ceilings in the basement, a 10x13 foot deck off the back and a high-efficiency furnace! This home is located on a cul-de-sac and is close to all the amenities that Evanston has to offer such as 2 schools, shopping, playgrounds and a new gas station (with a 7 Eleven) currently under construction.



- Goods Included:** Dishwasher-Built-In, Garage Control, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Programmable Thermostat, Windows - Vinyl
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

