

146 Evanspark Circle NW  
Calgary, Alberta

MLS # A2179100



**\$825,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,651 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** na

Welcome to this stunning 2-story home in the highly desirable community of Evanston, offering over 3,669 square feet of meticulously developed living space. Step into an impressive main level, featuring stylish vinyl plank flooring and a bright, open layout. The living room boasts a wood-burning fireplace adorned with exceptional stonework, a charming mantle, and thoughtfully designed alcoves. The kitchen is a chef's delight, showcasing luxurious granite countertops, high-end cabinets, gas rough-in for stove and an expansive island perfect for entertaining. A convenient walk-through pantry connects the kitchen to the mudroom, making it ideal for busy families. The primary bedroom is a serene retreat with a massive walk-in closet, and a vaulted spa-like 5-piece ensuite bathroom complete with a soaking tub. The upper level also offers a huge vaulted bonus room, perfect for large families, along with three generously sized bedrooms, each with its own walk-in closet, and an additional 4-piece bathroom. The fully developed basement adds even more living space, featuring a 4th bedroom, a bathroom, a den, a wet bar, and a large recreation room perfect for entertaining guests. Outside, you'll find a spacious backyard with a maintenance-free deck, ideal for relaxing and enjoying the outdoors. This well-cared-for, immaculate home is loaded with custom upgrades and updates like new paint, new roof and more. Steps from a playground and minutes away from new elementary schools and shopping. Don't miss the opportunity to make this your dream home. Book your private showing today or explore the 3D tour online!