



GRASSROOTS
REALTY GROUP

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97 Evanspark Way NW
Calgary, Alberta

MLS # A2216448



\$899,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,367 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, V		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Garage Built In Cabinetry		

Homes as pristine as this one don't come up often. Welcome to this stunning fully developed two story home in a premium location in the community of Evanston. This property features a great open floor plan with three spacious bedrooms on the upper level and an additional bedroom in the fully finished basement (4 BEDROOMS TOTAL), making it ideal for growing families. There is a gorgeous open kitchen equipped with timeless granite countertops, a convenient corner pantry and upscale appliances that make cooking a delight. The main floor also includes a versatile flex room that can serve as an office or additional living space. On the second floor, you'll find a spacious bonus room showcasing BEAUTIFUL CEILING DETAIL, providing a perfect setting for movie night with the family or relaxing quiet time. The king sized primary bedroom is a true retreat, featuring a luxurious ensuite bathroom complete with a corner soaker tub, large double vanity, and a separate shower for ultimate comfort. Additionally, the upstairs laundry room adds practicality to your daily routine. The finished basement has a 4th bedroom, full bathroom and boasts a huge family room, currently utilized as a workout space, offering endless lifestyle possibilities. Step outside to the sunny south facing backyard, where you'll discover a private deck, an extra large stamped concrete patio perfect for entertaining, underground sprinkler system and a composite storage shed for your gardening tools. THE HEATED DREAM GARAGE IS A STANDOUT FEATURE - epoxy metal flake floor, a sink with hot and cold water, insulated, drywalled, painted, a floor drain, custom built-in cabinetry and workbench. Whether you are a mechanic, handyman or simply enjoy tinkering, this is the perfect space. The exposed aggregate driveway has been thoughtfully extended to the property line, accommodating

three vehicles side by side. This beautiful property is ideally situated just steps away from green spaces, schools, parks, playgrounds and the vibrant Evanston Town Centre, which offers a delightful array of shops, restaurants and boutique stores. Watch the kids walk to the soon to open Evanston Middle School just across the green space right out the front door.