



GRASSROOTS
REALTY GROUP

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209 Evanspark Gardens NW
Calgary, Alberta

MLS # A2234825



\$699,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

Cozy family home in Evanston offers over 1900 sf of beautifully designed living space. The open concept main floor features a bright family room with gas fireplace, and dining nook that flow into a stylish island kitchen with granite countertops, a large walk-through pantry that connects to a spacious mudroom off the double attached garage. Great deck and backyard for entertaining, and walks along the greenspace. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a four-piece ensuite and a large walk-in closet. A spacious bonus room with bright windows for family time and movie nights. The upper floor also includes a convenient laundry room. With hardwood flooring, tile in high-traffic areas, 9' ceilings, and knockdown ceiling texture throughout the main level, this home blends comfort, style, and functionality. Located in northwest Calgary's most vibrant communities with scenic pathways, parks, playgrounds, and quick access to major roads, shopping and amenities.