



GRASSROOTS
REALTY GROUP

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278 Evanspark Circle NW
Calgary, Alberta

MLS # A2244927



\$719,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Situated on a spacious pie lot with mature landscaping and no neighbors behind, this stunning 3-bedroom, 2.5-bathroom home with a south-facing backyard offers a fantastic blend of indoor living and outdoor retreat in the sought-after community of Evanston. This house has new roof (2025) and hot water tank (2025). It's also within walking distance to the brand new Evanston Middle School (Grades 5–9), currently under construction and scheduled to open in September 2026. Upon entering the house, you will be greeted by a welcoming 10' high foyer with spacious closet space. The gleaming hardwood floor flowing throughout the main and upper levels leads you to a bright and open Living Room with a cozy gas fireplace and large windows, which flood the house with tons of natural light. The gourmet Kitchen showcases rich espresso cabinetry, all stainless steel appliances, a grand GRANITE countertop, and ample cabinet space. A large pantry with abundant shelving provides extra storage. Completing the main floor is a 2-piece bathroom and a Laundry/Mud Room. A large deck outside the Dining area is an amazing spot for enjoying the beautiful garden. With no back neighbors and a panoramic view, the south backyard is a paradise to relax and entertain with your loved ones. Moving upstairs, you will be impressed by the open and sunny Bonus Room featuring a 9' ceiling—perfect for a theatre or play area for the family. The expansive Primary Bedroom comes with a 5-piece Ensuite featuring double vanities, a separate standing shower, a large tub, and a spacious walk-in closet. Two additional generously sized bedrooms and a shared 4-piece main bathroom complete the upper level. The unfinished basement features four large windows, offering great potential for future development. Steps from walking paths, playgrounds, schools, stores,

restaurants, and other amenities—with easy access to Deerfoot Trail, Stoney Trail, and Shaganappi Trail—this home has everything you’ve been looking for! Book a showing today.