



**GRASSROOTS**  
REALTY GROUP

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**102 Evanspark Road NW  
Calgary, Alberta**

**MLS # A2251214**



**\$688,888**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Gas Stove, Microwave Hood Fan, Built-In Dishwasher, Central Air Conditioner, 2 TV Wall Mounts, All Window Coverings, Garage Control & Remote, and Central Air Conditioner

Welcome to your very own fairy tale castle where prosperity flows like a gentle stream & the lucky number eight weaves its magic throughout every corner! This enchanting 3 bedroom, 2  $\frac{1}{2}$  baths home spans over 1,700 square feet of developed living space above grade, with an additional 700+ square feet of basement potential waiting to unfold your dreams. Step through the threshold into a sunken living room where Maple Birch hardwood floors gleam like golden coins beneath your feet. Large south-facing picture windows bathe the space in warm, abundant light—a sign of good fortune that fills your days with brightness and joy. The grand kitchen stands as the heart of prosperity, featuring rich Beech cabinetry that whispers of abundance & quartz countertops that sparkle like precious gems. A magnificent granite-topped island provides seating for three, creating the perfect gathering place where culinary magic happens & fortunes are shared over delicious meals. This kingdom of plenty offers ample storage with plentiful drawers & cabinets, ensuring everything has its rightful place in your organized realm. Convenient large quartz-topped desk space for your home office is just steps your favorite cup of java. The adjacent dining area, framed by impressive north-facing floor-to-ceiling windows & sliding patio doors, opens to reveal your outdoor paradise. Step onto the large raised deck where your gas smoker & BBQ await the next feast worthy of emperors. Journey upstairs to discover your royal sanctuary—the primary suite where dreams begin & prosperity multiplies. This haven features a spacious walk-in closet & a spa-like ensuite complete with walk-in shower, corner soaking tub, & television wall mount for those luxurious evenings when relaxation becomes your greatest treasure. A convenient laundry room with stainless-steel appliances

& storage cupboards keeps your castle running smoothly. Two additional generous bedrooms & a four-piece bathroom complete the upper level, providing space for family & guests to share in your good fortune. The beautifully low-maintenance backyard welcomes both two-legged & four-legged family members, with room for cozy firepit gatherings beneath starlit skies where wishes come true. Behind your fairy tale home stands a mighty double garage, insulated & heated with impressive electrical capacity (60A 120/240v wiring). Currently serving as a skilled woodworker's magical workshop with built-in shelving & abundant storage, this space can easily transform into whatever dreams your imagination conjures. Nestled in the desirable Evanston neighborhood, your castle sits mere steps from Calgary Public Pathways, perfect for morning walks that bring clarity & peace. Shopping is just a short stroll away, while excellent schools & transit connections ensure your daily adventures flow smoothly. This home represents more than just living space—it embodies the promise of prosperity, the warmth of family gatherings, & the magic that happens when dreams meet reality.