



GRASSROOTS
REALTY GROUP

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363 Evanspark Gardens NW
Calgary, Alberta

MLS # A2260554



\$769,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna		

Inclusions: Sauna in the basement, Projector & Screen in the basement, Endless Pool in the backyard, A/C unit. Playhouse in the Backyard.

Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom home in the heart of Evanston, one of Calgary's most sought-after family communities. This carpet free home features newer vinyl flooring, fresh paint, and modern appliances throughout. The open concept main floor includes a chef's kitchen with quartz countertops, large walk through pantry, stainless steel kitchen appliances, and a farmhouse sink, flowing into a bright living and dining area with a cozy gas fireplace. A main floor office and half bath completes this floor. Upstairs, enjoy four bedrooms, a spacious central bonus room, laundry room, and two full bathrooms. The primary suite offers a big walk-in closet and luxurious 5-piece ensuite with a soaker tub and barn door. The fully finished basement includes a large rec room with a projector & screen, a fifth bedroom, full bath, and a relaxing infrared sauna. Outside, the south facing backyard is built for family fun with a concrete patio, a swimming spa, and a kids' playhouse. This backyard also have the access to the paved back alley. Located on a quiet street, within walking distance to the new school, parks, playgrounds, and shopping center, this home offers the perfect blend of comfort, style, and location! Don't miss your chance—book your showing today!