



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

281 Evanspark Gardens NW
Calgary, Alberta

MLS # A2268648



\$747,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Ask about items they might want.

"OPEN HOUSE NOVEMBER 8TH 12-2PM & NOVEMBER 9TH 1-4PM" THIS HOME IS THE DEFINITION OF MOVE-IN READY WITH AN ELEVATED FINISH DESIGNED FOR THE MODERN FAMILY & STYLE SAVVY ENTERTAINERS! Welcome home to 2828 sq ft of developed living space, 4 beds, 3.5 baths of meticulously maintained perfection in beautiful Evanston. Step inside the spacious entry to find gleaming hardwood floors leading into a magnificent open-concept main floor. The massive chef's kitchen is a culinary dream brilliantly illuminated & features stainless steel appliances, a garburator, and a huge pantry with a convenient bar fridge and hidden appliance counter. Eating bar allows for great conversation with your host, the elegant stools stay with the home. The kitchen flows seamlessly into the gorgeous dining room highlighted by a stunning coffered ceiling & anchored by a trendy two-way fireplace that casts a beautiful warm glow, perfect for adding intimate ambiance to your meal or fueling conversation in the adjacent cozy living space. Oversized windows bathe the entire space in natural light during the day. Upstairs, escape to your private retreat. The stunning primary bedroom offers views and features a spa-like 5-piece ensuite with a deep soaker tub and separate shower—your ultimate hideaway from a hectic day. The upper level also features two generous secondary bedrooms, a 4pc shared bath, a convenient dedicated laundry room (washer/dryer included) and a large versatile bonus room ready for your family's needs. The professionally finished lower level (with all permits) boasts a massive rec room or a media room, a 4th bedroom & 4pc bath, ideal for guests or teens. Enjoy peace of mind knowing this home features some major recent updates. New roof & eavestroughs (2024), updated A/C Unit (2023) and a water

softener. Wait! Also enjoy year-round curb appeal and simplified holidays with newly installed permanent exterior LED lights! The fully fenced, west-facing backyard is beautifully landscaped and ready for outdoor living. Gather friends and family on your spacious deck for sunny BBQs and late-day downtime. This immaculate & superbly maintained home simply must be seen! Call your favorite realtor and enjoy a private tour.