



**372 Evanspark Circle NW
Calgary, Alberta**

MLS # A2276878



\$750,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan		

Inclusions: Multi-room Speaker Amps, Pool Table & Light

WELCOME HOME! Nestled on a Large Lot with GORGEOUS VIEWS & just steps to the PARK, this Lovely UPGRADED 2 story with HEATED Double GARAGE, has been meticulously cared for by its ORIGINAL OWNERS & exudes pride of ownership! Boasting more than 3500ft over 3 levels, the main floor showcases an impressive open concept design highlighted by 9ft Ceilings, Rich HARDWOOD Flooring, Expansive Windows & an abundance of Natural Light cascading throughout. Ideal for everyday living & entertaining, the BRIGHT & SPACIOUS Living Room with cozy GAS FIREPLACE opens to the Well Appointed CHEF’S Kitchen featuring Gas Range, Stone Counters, Expansive Peninsula with Eat-Up Bar, Corner Pantry & Dining Area with access to the Deck, the perfect spot to BBQ (with gas line) & entertain Friends & Family, while enjoying the elevated VIEWS of the PARK & surrounding area. Rounding off this level is a Den/Office & 2pc Powder Room. Upstairs, your Huge PRIVATE MASTER RETREAT is the Perfect Spot to unwind at the end of the day, showcasing Vaulted Ceilings, a Large Walk-In Closet, Oversized Windows with BEAUTIFUL PANORAMIC VIEWS & a 5pc SPA inspired Ensuite. A Massive BONUS/THEATRE ROOM with Vaulted Ceilings, 2 additional Large bedrooms & another Full Bath complete this level. Step outside your WALKOUT BASEMENT into your EXPANSIVE Landscaped Backyard, kick back with your favorite drink & enjoy the sunshine or get busy creating the garden of your dreams! This Spectacular home features MANY RECENT UPGRADES, including ADDED INSULATION, NEW ROOF, EAVES & DOWNSPOUTS, GARAGE DOOR, SEVERAL NEW APPLIANCES, MULTI-ROOM SPEAKER SYSTEM with SONOS AMPS, Lighting, Central Vac, Water Softener, TANKLESS HOT WATER, included

POOL TABLE & MORE! Loved for its balance of modern & suburban living, Evanston provides a prominent sense of Family, Community, Liveability & countless AMENITIES all at your fingertips! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!