



GRASSROOTS
REALTY GROUP

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**73 Evanspark Way NW
Calgary, Alberta**

MLS # A2278562



\$874,900

Division:	Evanston		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,321 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge in Pantry, Blt-In Blender, Blt-In Miele Coffee Machine, Power Blinds, Blt-In Napoleon BBQ, Garage Heater & Gemstone Lights

This pristine home is a rare gem and is loaded with character and meticulous details that elevate it above others in its price range. This INCREDIBLE MULTI LEVEL FLOOR PLAN is unique in the most positive ways and must be seen to be appreciated. Over 3,500 sq ft of total living space including over 370 sq ft being approximately 6" below grade - essentially at grade level. The expansive dream kitchen boasts gorgeous granite waterfall countertops, built in Miele coffee maker, built in blender and an ultra convenient walk in butler's pantry with a 2nd fridge and lots of extra cabinetry and counter space - truly a chef's paradise. There is a spectacular bonus room with soaring vaulted ceilings, providing a perfect retreat or entertainment space. Throughout the home, you'll find the state of the art Lutron RA2 lighting system, power blinds, an R/O system, central vac, central air and water softener. For those who love outdoor living, the backyard does not disappoint. Enjoy the seamless indoor outdoor flow with a built in Napoleon BBQ, poured concrete plant bed curbing, patio w/firepit and a covered deck. There is also an 8' x 10' storage shed, an irrigation system, beautiful mature landscaping, GEMSTONE LIGHTING and a heated garage. Situated in a perfect child friendly location, this gorgeous home is just steps from a park and a stone's throw from schools and all essential conveniences. This home promises a lifestyle of luxury, comfort and ease. Don't miss the opportunity to make this exquisite residence your forever home!