



**285 Evanspark Gardens NW
Calgary, Alberta**

MLS # A2284297



\$779,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

!! PRICE ADJUSTMENT 10K !! Welcome to your perfect family home in the heart of Evanston. Thoughtfully designed and fully finished, this beautiful property offers a bright and functional layout with large oversized windows that fill the home with natural light, complete with window coverings, and central air conditioning for year-round comfort. With a new roof and hot water tank installed last year, this home is move in ready with key upgrades already taken care of. The main floor features a dream kitchen with full height cabinetry, a central island topped with gleaming granite countertops, modern stainless steel appliances, and a convenient walk-through pantry offering abundant storage. A versatile flex room provides the ideal space for a home office or study, while the upgraded 3-piece main floor bathroom adds everyday convenience. The open layout flows seamlessly into the living and dining areas, making it perfect for both daily living and entertaining. Upstairs, the home offers four well-sized bedrooms, keeping the family comfortably together on one level. The spacious Primary Suite is a private retreat featuring a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a corner soaker tub, and a vanity with additional cabinetry. Three additional bedrooms are complemented by a central bonus room, an upgraded 5-piece main bathroom, and convenient upper-level laundry. The fully finished basement expands your living space with a large recreation area complete with a bar, perfect for hosting guests or relaxing with family. This level also includes a fifth bedroom and a newly updated 3-piece bathroom, providing excellent flexibility for guests or extended family. Outside, enjoy summer evenings in the beautifully landscaped backyard featuring a spacious deck ideal for entertaining. Located on a quiet street in the family-friendly community of

Evanston, this home is within walking distance to schools, playgrounds, and pathways, and just minutes from community shopping, amenities, and major routes.