



**32 Evanspark Circle NW  
Calgary, Alberta**

**MLS # A2289929**



**\$799,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to a rare opportunity in sought-after Evanston, perfectly positioned with no rear neighbours and uninterrupted views of a massive green space featuring a community park, athletic fields, and baseball diamonds. Families will love being just steps from a brand new middle school opening this September, adding even more convenience to an already exceptional setting. This former Sterling showhome offers 3,394 sq.ft. of beautifully developed living space, designed to impress at every turn. As you step inside, the rich hardwood flooring, soaring ceilings, and abundance of natural light immediately set the tone. The front sitting room greets you first, a versatile space that can easily function as a home office, playroom, or quiet reading retreat. Moving further in, the home opens into a bright and inviting main living area designed for both everyday comfort and entertaining. The spacious kitchen features stainless steel appliances, a pantry, and generous counter space, seamlessly connecting to the dining area surrounded by windows that flood the space with sunlight. The living room is anchored by a cozy gas fireplace, creating a warm focal point for gatherings. A convenient half bath, along with a combined laundry and mudroom leading to the double attached garage, completes the main level with practicality in mind. Upstairs, you’ll find a thoughtfully designed layout that balances space and privacy. The large south-facing bonus room with vaulted ceilings is filled with natural light and offers the perfect setting for movie nights or relaxing with family. Two generously sized bedrooms and a full bathroom provide comfortable accommodations, while the primary retreat is a true standout. Vaulted ceilings enhance the sense of space, complemented by a walk-in closet and a well-appointed ensuite featuring dual sinks, a large soaking tub,

and a stand-up shower with a corner bench. The fully developed and permitted basement, completed in 2022, expands your living options even further. Here you'll find a spacious family room, a convenient kitchenette with wet bar and room for small appliances, two additional bedrooms, a full bathroom, and ample storage throughout. Whether for extended family, guests, or flexible living arrangements, this level adds tremendous value. Additional upgrades include a new furnace installed in 2021, central air conditioning, and a brand new roof with all new siding scheduled to begin this week, giving the exterior a fresh, modern finish. Built-in entertainment speakers throughout the main and upper levels enhance the home's entertainment appeal. Step outside and enjoy your private backyard oasis backing directly onto green space, an ideal setting for relaxing evenings, summer barbecues, or watching the kids play just beyond your fence. With parks, schools, transit, and shopping all within walking distance and quick access to Stoney Trail, this home delivers the perfect combination of comfort, convenience, and long-term value.