



**67 Evanspark Road NW
Calgary, Alberta**

MLS # A2296846



\$615,880

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, None, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Wired for Sound		

Inclusions: Shed, Window Coverings (blinds)

OPEN HOUSE March 28 & 29 from 1:00 PM to 3 PM Welcome to 67 Evanspark Road NW, perfectly situated in the highly sought-after, family-friendly community of Evanston! Calling all first-time homebuyers and growing families, this beautifully appointed single-family home offers an impressive 2,059 sq.ft of total living space designed with a modern, open-concept layout. Step into a bright and airy main floor where the living room, complete with a cozy fireplace, flows seamlessly into the dining area and kitchen, creating a perfect environment for staying connected with family or entertaining guests. The spacious kitchen is a chef's delight, upgraded with a brand new stove and microwave hood fan, and features a functional pantry/closet. The main floor is rounded out with a practical mudroom and a 2-piece bath for convenience. Heading upstairs, the second floor boasts a fantastic primary bedroom equipped with a walk-in closet and a private 3-piece ensuite. You will also find two additional well-sized bedrooms, a full 4-piece bath, and the ultimate convenience of upper-level laundry. The fully developed basement maximizes your living space with a massive recreation room, a large fourth bedroom, an additional 4-piece bath, and a utility and storage room. Music lovers will adore the built-in speakers wired seamlessly both indoors and out! Step outside to a fantastic, great-sized south-facing backyard that is bathed in sunlight all day and it already has a hook-up ready for your dream Jacuzzi setup. Beyond the property lines, Evanston is designed with families and convenience in mind. You are just minutes away from the Evanston Towne Centre, where you can find major grocery stores like Sobeys and FreshCo, along with cozy spots like Macao Imperial Tea and delicious local fare at JPs Indian Bistro. For even more options, you are only a short drive to Sage Hill for

Walmart and T&T Supermarket. Leave the car at home, as you are within a short, scenic 10 to 15-minute walk to excellent local schools, including Kenneth D. Taylor School (K-4) and Our Lady of Grace School (K-9). The neighborhood is intricately connected by extensive bike paths, manicured walking trails, and numerous parks. Finally, commuting is a breeze with incredibly easy, immediate access to Stoney Trail, and you are only about 15 to 20 minutes from the Calgary International Airport. This home offers the rare combination of a move-in-ready interior with modern upgrades and an outdoor space designed for true relaxation and entertainment. Whether you are starting your homeownership journey or looking for the perfect place to grow your family, this property provides a lifestyle of convenience and comfort in one of Calgary's most vibrant north-end communities. Don't miss the opportunity to make this beautiful Evanston residence your own.