



**246 Evanspark Circle NW
Calgary, Alberta**

MLS # A2129795



\$849,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,564 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Sounds Surround System, Hot Tub, Projector Screen

Your new home welcomes you to this beautifully designed 5-bedroom, 3.5-bath residence in the sought-after community of Evanston. As you enter, you will fall in love with an open-concept floor plan featuring 9-foot ceilings, expansive windows, designer light fixtures, gleaming hardwood floors, and a spacious living room with a beautiful fireplace. The chef’s kitchen boasts a walk-through pantry, built-in appliances, a gas stove, modern cabinets, quartz countertops, and a center island perfect for entertaining. It flows into your dining room, flooded with natural light and providing access to your west-facing backyard. The thoughtfully designed upper floor boasts a spacious bonus room with vaulted ceilings, a decadent master bedroom with a spa-like ensuite featuring dual sinks and a large walk-in closet, an additional large bonus room, two more bedrooms with walk-in closets, and a laundry room. This home comes complete with a fully finished basement featuring two good-sized bedrooms, a full bathroom, and a family room—perfect for making memories or relaxing while watching your favorite movie. This great community is ideal for raising a family, with proximity to shopping and other amenities, as well as easy access to major roads. This outstanding home will have you at “Hello! Welcome HOME!

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