



**6 Evanspark Road NW  
Calgary, Alberta**

**MLS # A2150955**



**\$679,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** Garage Shelving, Rods, TV Mounts (3), Alarm System Hardware, UV light for Furnace System

Nestled in the heart of Evanston, this inviting 2-storey home offers the perfect blend of comfort, style, and modern living. Surrounded by tree-lined streets and abundant amenities, this 1,739 square-foot detached home is designed for those who value both elegance and practicality. As you approach, you're greeted by a charming front porch—a perfect spot to unwind on warm summer evenings. Step inside through the spacious entryway, and you'll immediately notice the open-plan layout, where 9-foot ceilings and gleaming hardwood floors create an airy and welcoming atmosphere. A stone gas fireplace serves as a cozy focal point, ideal for family gatherings or entertaining guests. The heart of the home is the kitchen, equipped with stainless steel appliances that make cooking a pleasure. The kitchen island, with seating, offers a convenient space for casual meals or socializing, while the side pantry provides ample storage for all your culinary essentials. Just off the kitchen, you'll find a mudroom area at the back door, ensuring your home stays organized and clutter-free. A convenient half bathroom and a laundry area with a washer and dryer complete the main floor, designed to make everyday tasks effortless. Upstairs, the primary suite is a true sanctuary, featuring a luxurious 5-piece ensuite bathroom with a deep soaking tub, a separate glass-enclosed shower, dual sinks, and elegant ceramic tile flooring. The walk-in closet offers plenty of space for your wardrobe. Two additional bedrooms are equally spacious and inviting, with easy access to a second full-sized bathroom, making this layout ideal for families. The unfinished basement offers endless possibilities—whether you envision a home theater, personal gym, or expansive playroom, the potential is limitless. This home has been meticulously maintained, with all exterior repairs completed

after the recent hailstorm. You'll benefit from a new (Aug 2024) roof with class 4 upgraded shingles, new vinyl siding, new gutters/soffit/fascia, and the added bonus of transferable warranties for the siding and roofing materials, providing peace of mind for years to come. The exterior continues to impress with a fully upgraded, fenced-in backyard, offering a private oasis complete with an upper deck and lower stone patio, perfect for outdoor activities, relaxation, and entertaining. The property also features paved alley access and a double detached garage, offering ample parking and storage space. Evanston is a thriving suburban community with everything you need within reach, from nearby shops and restaurants to top-rated schools that make the morning commute a breeze. Plus, there's a playground just steps away at the end of the street, perfect for outdoor fun. Don't miss the opportunity to make this exceptional home yours—schedule a viewing today and experience the charm of Evanston living firsthand.