



246 Evanspark Circle NW
Calgary, Alberta

MLS # A2151319



\$840,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 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:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Hot tub, Sounds around system and projector in bonus room

Discover the epitome of refined living in this meticulously crafted 5-bedroom, 3.5-bath estate nestled in the prestigious Evanston community. Step into an exquisitely designed open-concept layout adorned with soaring 9-foot ceilings, expansive windows, beautiful light fixtures, and lustrous hardwood flooring. The inviting living area features a charming fireplace, while the very unique chef's kitchen boasts a walk-through pantry, premium built-in appliances, a gas stove-top, contemporary cabinetry, quartz countertops, and a central island, ideal for hosting gatherings. Adjacent, the sunlit dining room offers seamless access to the west-facing backyard. Upstairs, a thoughtfully planned layout includes a spacious bonus room with vaulted ceilings, an indulgent master retreat with a spa-inspired ensuite featuring dual sinks and a sizable walk-in closet. Additionally, two generously sized bedrooms with walk-in closets, another versatile bonus space, and a convenient laundry room enhance the upper level. The fully finished basement presents two well-appointed bedrooms, a full bathroom, and a cozy family room, perfect for both entertainment and relaxation. There is an area behind the family room with gorgeous dark cabinets, perfect to set up as a bar or kitchen-like setting. Embrace the charm of this vibrant community, ideally situated for families, with close proximity to schools, shopping, amenities, and easy access to major thoroughfares.