



**225 Evanspark Circle NW
Calgary, Alberta**

MLS # A2155402



\$834,990

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Private, Rectangular		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed

Beautiful 5-Bedroom Home with Walkout Basement Welcome to this stunning 5-bedroom home, featuring a fully finished walkout basement and air conditioning for year-round comfort, also it has 2 furnished and tankless hot water system. Approximately 9 ft ceiling in the main floor and 8ft 7 inches the basement. The second floor boasts three spacious bedrooms, while the basement offers two additional bedrooms and a total of 3.5 bathrooms. Upon entering through the entrance, you'll be impressed by the open-to-below staircase leading to the second floor and the soaring two-story high ceiling. The main floor Approximately 9 ft ceiling includes a dining room, a living room with plenty of windows, and a cozy family room with a gas-burning fireplace. The kitchen is well-equipped with ample cabinets, a large countertop with a central island, and stainless steel appliances. Hardwood floors complement the carpet flooring, and there's a convenient second floor laundry room. Upstairs, the bedrooms are adorned with comfortable carpeting and tile flooring. The master bedroom features a 5-piece ensuite, a walk-in closet, and double sinks. A large bonus room with seven big windows provides ample lighting and view. The fully finished basement comes with 8 ft 7 inches ceiling includes two bedrooms, a full bathroom, and a large family room with abundant natural light from its many windows. The east-facing backyard has a newly painted fence and a garden shed. This home is perfect for a large family, situated in a quiet location, and within walking distance of a playground and school. It is also close to a large shopping center and walking paths. Nearby amenities include Tim Hortons, Co-op, T&T Supermarket, Walmart, McDonald's, and various banks. The property offers quick access to the highway and is owner-occupied, making it easy to show and sure

to impress. (The roof asphalt shingles will be replaced by the insurance).