



**146 Evanspark Circle NW
Calgary, Alberta**

MLS # A2179100



\$825,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,651 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: na

Welcome to this stunning 2-story home in the highly desirable community of Evanston, offering over 3,669 square feet of meticulously developed living space. Step into an impressive main level, featuring stylish vinyl plank flooring and a bright, open layout. The living room boasts a wood-burning fireplace adorned with exceptional stonework, a charming mantle, and thoughtfully designed alcoves. The kitchen is a chef's delight, showcasing luxurious granite countertops, high-end cabinets, gas rough-in for stove and an expansive island perfect for entertaining. A convenient walk-through pantry connects the kitchen to the mudroom, making it ideal for busy families. The primary bedroom is a serene retreat with a massive walk-in closet, and a vaulted spa-like 5-piece ensuite bathroom complete with a soaking tub. The upper level also offers a huge vaulted bonus room, perfect for large families, along with three generously sized bedrooms, each with its own walk-in closet, and an additional 4-piece bathroom. The fully developed basement adds even more living space, featuring a 4th bedroom, a bathroom, a den, a wet bar, and a large recreation room perfect for entertaining guests. Outside, you'll find a spacious backyard with a maintenance-free deck, ideal for relaxing and enjoying the outdoors. This well-cared-for, immaculate home is loaded with custom upgrades and updates like new paint, new roof and more. Steps from a playground and minutes away from new elementary schools and shopping. Don't miss the opportunity to make this your dream home. Book your private showing today or explore the 3D tour online!