



**114 Evanspark Terrace NW
Calgary, Alberta**

MLS # A2203668



\$824,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Oversized, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Gazebo, Landscaped, Many Trees, Private, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	1 gazebo (the one on the right side deck where the hot tub currently is) & greenhouse in back yard, closet organizers in master bedroom, all blinds,		

Welcome to this stunning 2-storey home, perfectly situated in the heart of one of Calgary's most sought-after Northwest communities, Evanston. Offering over 2,300 square feet of meticulously maintained & thoughtfully upgraded living space, this home is as functional as it is stunning. Designed with family living in mind, it provides the perfect blend of comfort, style, & practicality. The main floor boasts a bright, open-concept layout, with multiple large north-facing windows that flood the space with natural light, while 9-foot ceilings throughout the main level are complemented by a striking 10-foot ceiling in the dining area, creating an inviting, airy atmosphere. The contemporary kitchen is a chef's dream, offering ample storage & counter space, a built-in wine cooler, sleek granite countertops, stainless-steel appliances along with extra seating at the spacious center island. Open to the gorgeous dining area, the kitchen is surrounded by windows and two sliding doors that lead to the outdoor space, promoting seamless indoor-outdoor living. On those chilly nights, retreat to the cozy family room, where you can unwind by the built-in gas fireplace, or keep an eye on the kids playing in the yard through any of the large windows. A main floor laundry, mudroom, & tastefully updated half bath complete this floor, ensuring both style and functionality. Upstairs, you'll find three generously sized bedrooms, a newly updated 4-piece bathroom, & a spacious bonus room featuring high vaulted ceilings. Oversized windows fill the room with natural light, adding an air of elegance & sophistication to the space. The master bedroom is a true retreat, offering serene views of the lush greenery in the backyard. It also includes a luxurious, spa-like ensuite designed for both comfort & function. A massive walk-in closet with built-in organizers provides plenty of space & offers

clean, functional storage solutions. The fully framed & insulated basement, featuring 9-foot ceilings, offers a blank canvas for you to personalize & transform the space to suit your needs. It includes a 3-piece rough-in for an additional bathroom & extra storage in the mechanical room, adding even more potential to this versatile area. Step outside & discover your own private oasis in the backyard. The beautifully landscaped yard features a 5-zone irrigation system, including lines for the greenhouse, garden beds, trees, and all grass areas, making maintenance easy & efficient. You'll find two decks, each accessible from the dining room. With two gas hook-ups, outdoor cooking and entertaining will be a breeze. The backyard also boasts an upper-level built-in seating area, complemented by a greenhouse, raised beds, & mature trees, creating a serene retreat perfect for enjoying a fire or simply relaxing. The oversized 20x24 double attached garage offers 11-foot ceilings & ample storage. Don't miss out on this move in ready masterpiece!