



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**363 EVANSPARK Gardens**  
**Calgary, Alberta**

**MLS # A2212690**



**\$819,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks		

**Inclusions:** none

Welcome to 363 Evanspark Gardens NW, a stunning and beautifully updated 4-bedroom, 2.5-bathroom where modern luxury meets comfort with NEW curtain, NEW vinyl flooring, NEW paint through the house and new appliances. It offers everything you family needs, and even more. Step into the main floor, the open-concept kitchen and living /dining area, ideal for hosting family and friends. A large walk-through pantry and main floor office add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while gas fireplaces create a cozy ambiance throughout the living area. The upper floor features larger center family room area which creates prefect place for kids to play. The larger master bedroom has 5-piece en-suite bathroom with barn door! Also there are other 2 decent size bedroom on this floor. The fully finished basement is offering additional living space and endless possibilities. You will find a large rec/living room, bedroom and full bathroom with sanua. The outdoor space is impressive, with a large concrete patio with a swimming spa which give you more possibilities for summer time. Don&rsquo;t miss this rare opportunity to own a this beautiful home located the heart of Evanston. Schedule your viewing today and experience the exceptional lifestyle this home has to offer.