

\$775,000 - 40 Evanspark Circle Nw, Calgary

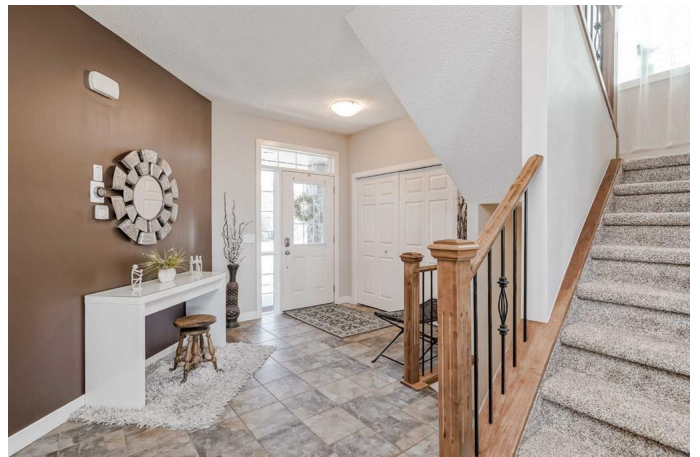
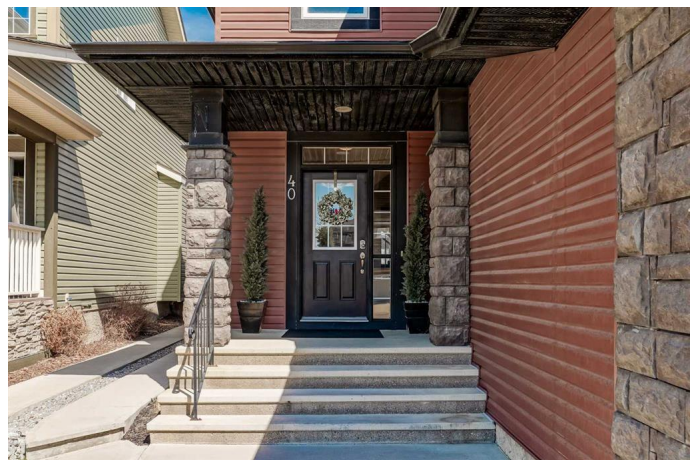
MLS® #A2126976

\$775,000

6 Bedroom, 4.00 Bathroom, 2,271 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

OPEN HOUSE Saturday and Sunday May 4 & 5 from 1pm to 3pm Step into the perfect family oasis nestled within the desirable neighbourhood of Evanston. This stunning two-story home offers an abundance of space with six bedrooms, four bathrooms, and over 3089 square feet of meticulously crafted living space, ideal for a growing family! As you enter the main level, you'll immediately be impressed by the welcoming foyer, gleaming hardwood floors, and bright open layout. The large living room with a cozy gas fireplace is perfect for relaxation and gatherings. The open-concept kitchen boasts stainless steel appliances, a large island and ample storage. Designed with the busy family in mind, there's a massive boot room with laundry conveniently located off the oversized insulated double attached garage! Upstairs, the primary bedroom is a relaxing retreat with a walk-in closet and a updated spa-like five-piece ensuite. A spacious bonus room, two additional large bedrooms, and another 4-piece bath complete the upper level. The thoughtfully designed basement is an entertainer's delight, featuring three spacious bedrooms all with huge windows, a generous living room with a convenient kitchenette and another laundry room, perfect for hosting gatherings or providing a comfortable space for teens or extended family. This home has been meticulously maintained and is loaded with upgrades, including central AC. underground sprinklers, Outside, the sunny



backyard opens onto green space, providing a serene backdrop for outdoor activities, with a massive deck equipped with a gas line BBQ and gazebo with gas fire pit are perfect for year-round entertaining.

Situated on a family-friendly street close to all amenities, this home offers the ideal blend of convenience and tranquillity. Experience the magic of this home for yourself! Book your private showing or check out the 3D tour. Your dream family home awaits!

Built in 2007

Essential Information

MLS® #	A2126976
Price	\$775,000
Sold Price	\$839,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B4

Amenities

Parking Spaces	2
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Parking	Double Garage Attached, Insulated
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Mantle
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Level
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 2nd, 2024
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Date Sold	May 15th, 2024
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Days on Market	13
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Zoning	R-1
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HOA Fees	0.00
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Listing Details

Listing Office	eXp Realty
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