

\$779,900 - 91 Evanspark Terrace Nw, Calgary

MLS® #A2139592

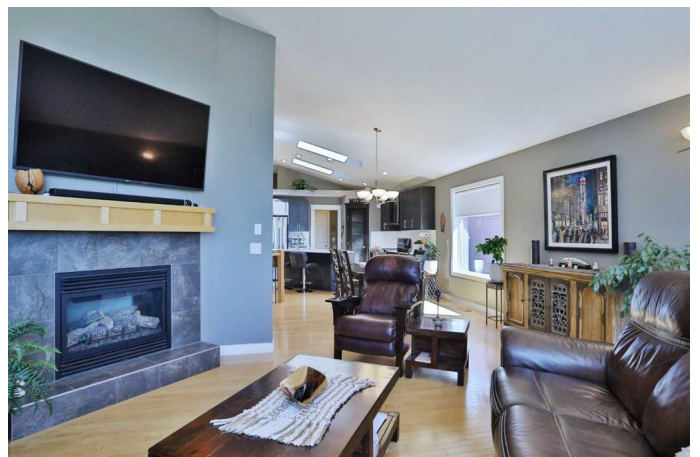
\$779,900

3 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

There's nothing quite like the feeling of finding the home of your dreams & now you have here in this beautifully appointed walkout bungalow backing South onto a community field in the popular Symons Valley neighbourhood of Evanston. This fully finished 3 bedroom + den home enjoys central air & hardwood floors, soaring vaulted ceilings & skylights, heated 2 car garage & private South backyard with covered patio. Wonderful free-flowing floorplan filled with natural light, from the open concept flex room...which is perfect as your home office or formal dining room, to the inviting living room with its 2-sided fireplace & built-in cabinets. The sleek designer kitchen has maple cabinetry & glistening quartz countertops, subway tile backsplash & walk-in pantry, & the upgraded stainless steel appliances include chimney hoodfan & Frigidaire stove with double convection oven. Sharing the 2-sided fireplace with the living room, the relaxing owners' retreat has a walk-in closet & ensuite with soaker tub, separate shower & quartz-topped double vanities. The walkout level - with 9ft ceilings & upgraded laminate floors, is beautifully finished with 2 large bedrooms - both with new carpets/baseboards (2023), bathroom with walk-in shower & smashing games/rec room with wet bar & electric fireplace with stone feature wall. Convenient main floor laundry with large closet & built-in cabinets. Heated garage with workbench & overhead storage. The South backyard is fully



fenced & landscaped, complete with storage shed & gate leading out to the field. Additional features include underground sprinklers, water softener, central vacuum system, low-flow/dual-flush toilets & fantastic balcony with natural gas line for your BBQ where you can sit back, relax & take in the wide open views! Walking distance to a playground & park, only a short drive to Evanston Towne Centre & Creekside Shopping Centre plus easy access to Stoney & Deerfoot Trails to take you downtown, the airport & beyond, this sensational home truly does have it all!

Built in 2007

Essential Information

MLS® #	A2139592
Price	\$779,900
Sold Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	91 Evanspark Terrace Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 26th, 2024
Days on Market	42
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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