

\$900,000 - 73 Evanspark Terrace Nw, Calgary

MLS® #A2150170

\$900,000

3 Bedroom, 4.00 Bathroom, 2,645 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

Welcome to THE DREAM in the beautiful NW community of Evanston! A 2645 sq/ft (3695 total) home w/fully-finished WALKOUT basement, Central AC, & SOUTH-backing onto a huge GREENSPACE, being offered by the original owners! Rarely do properties with such sought-after features become available for sale!

Upon entering, a spacious foyer greets visitors with double closets & built-in drawers offering not only storage but privacy from the rest of the level, along with a discrete pocket door access to the laundry & boot room.

Make your way down the hall & a BRIGHT daylight-filled living room instantly draws your eyes through the windows to the park outside. Although it's easy to get immediately lost in this view, let's continue on to the kitchen, with Brazilian cherry hardwood floors, sleek black granite counters & espresso cabinets, a suite of stainless appliances, & an island large enough to comfortably seat 4 people. (Note the expanded walk-through pantry behind the fridge!)

Take a step outside from the dining area & you're greeted by the gorgeous & massive 29x16 custom balcony, feat. glass railings, composite decking, & a TREX rain escape system to ensure water is drained away & the patio below kept dry. Here you can finally take in all that sun along with the



expansive views to the south & overlooking the park below, seemingly becoming an extension of your own backyard.

Heading upstairs, the den space is ideal for home office use, before stepping foot into the incredible 21x13â€™⁶ bonus room that can easily accommodate gatherings of all sizes. Continue down the hall & two generously large bedrooms w/walk-in closets & 4-pc bathroom are found before arriving at the primary bedroom. This stunning, bright oasis offers the best views in the home & is sure to be that extra inspiration with every morning sunrise! The 5-pc ensuite features a dual vanity, along with separate soaker bathtub & shower with yet another window showing that amazing view.

The basement walkout level has been custom-developed with entertainment in mind, offering 9â€™⁶ ceilings, an additional living room w/fireplace, complete wet-bar, wall speakers, & a flex room large enough for all uses along with a full 4-pc bathroom.

Walk out onto the expansive stamped-concrete patio outside & take it all in! the gentle sloped backyard gives perfect sights to the park below & if you need to escape the sun, simply lower the sunshades to cool off or to add privacy. This cozy lounge space has been roughed-in for a hot tub, has multiple natural gas lines for BBQs or heaters, pot lights above, & includes outdoor speakers.

The garage features an infrared heater, 220V, side-mount opener w/wifi, cabinets & added shelving while the driveway has been extended on the sides & can fit as many as 4 cars (depending on size) & poured concrete steps leading down the side of the home. Lovingly maintained and upgraded over the years for the best use potential, you must view

this home to appreciate it all!

Built in 2008

Essential Information

MLS® #	A2150170
Price	\$900,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,645
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Evanspark Terrace Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B5

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks

Interior

Interior Features	Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas, Insert, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Gentle Sloping, Interior Lot, No Neighbours Behind, Many Trees, Private, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 25th, 2024
Days on Market	7
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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