

\$875,000 - 310 Evanspark Circle Nw, Calgary

MLS® #A2164435

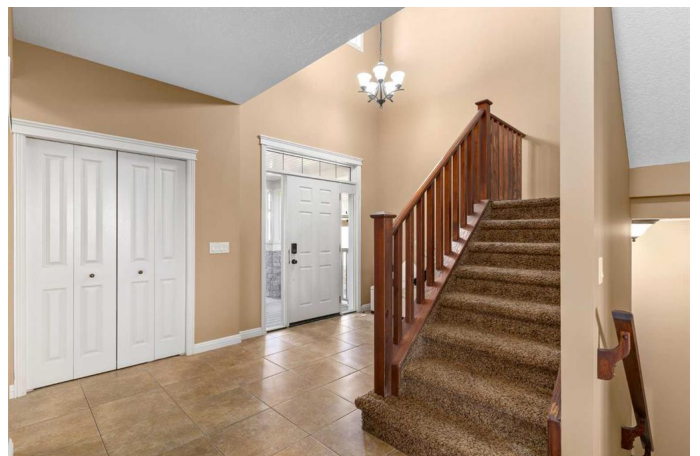
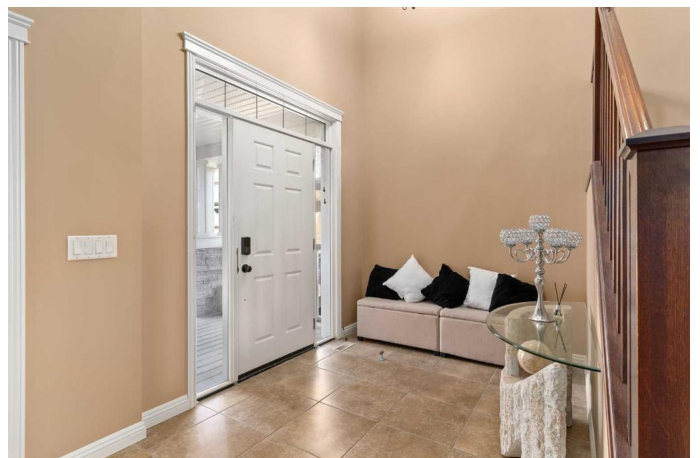
\$875,000

4 Bedroom, 4.00 Bathroom, 2,382 sqft

Residential on 0.16 Acres

Evanston, Calgary, Alberta

Discover luxury, comfort, and modern living in this stunning 4-bedroom, 3.5-bathroom residence nestled in a serene neighbourhood. From the moment you step inside, you'll be captivated by the grand, spacious entryway with soaring ceilings and an open-to-above design that sets the tone for the elegance throughout. The heart of the home is the upgraded gourmet kitchen—bright, open, and perfect for entertaining. It features an oversized island with abundant storage, beautiful granite countertops, double built-in ovens, a gas cooktop, and a brand-new refrigerator. The thoughtfully designed kitchen extension includes a bar fridge and a large pantry, adding convenience to culinary adventures. Enjoy the luxury of oversized rooms on the main floor, including a versatile den/flex room ideal for a home office, formal dining area, or cozy reading nook. The expansive living area easily accommodates oversized furniture and boasts a custom-built TV unit with a fireplace—perfect for relaxing evenings. Convenience is key with a laundry room strategically located on the main level. Heading upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a private ensuite bathroom. A spacious bonus room offers versatility and can easily be converted into a fourth upper-level bedroom if desired, providing ample space for family and guests. The fully developed basement is designed for entertainment and relaxation. It features a wet



bar equipped with a fridge, sink and cabinetry, a dedicated movie theatre room for cinematic experiences at home, and an additional bedroom with a full bath. With a total 3511 square feet of developed living space, it is perfect for hosting guests or accommodating extended family. Step outside to a south-facing, pie-shaped lot with no neighbours behind, ensuring privacy and tranquility. The exterior boasts upgraded Hardie-Board siding, and the backyard is fully fenced with maintenance-free Duradeck composite decking. Spend summer nights around the firepit, and with a hot tub plug and concrete pad already in place, you can easily add that luxurious touch to your outdoor living space. This remarkable property seamlessly blends luxury, space, and modern amenities. It's more than a house; it's the perfect place to call home. Schedule a viewing today and experience all that this exceptional residence has to offer!

Built in 2008

Essential Information

MLS® #	A2164435
Price	\$875,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,382
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	310 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Granite Counters, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Landscaped, Back Yard, Few Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	November 5th, 2024
Days on Market	32
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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