

# \$800,000 - 246 Evanspark Circle Nw, Calgary

MLS® #A2175201

**\$800,000**

5 Bedroom, 4.00 Bathroom, 2,563 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome to this stunning family home with 5 bedrooms, 3.5 bathrooms, and over 3500 sq ft of developed space! Gleaming walnut hardwood flooring guides you into the open concept main floor with large windows letting in tons of natural light from the West exposure. Gorgeous kitchen with crisp white cabinetry, complimenting rich espresso-stained lowers and island, quartz counters, and high-end stainless-steel appliances with gas cooktop and wall oven. Open to the eating nook with garden doors out to the fully fenced and landscaped backyard. Large living room with picture window and cozy gas fireplace wall with built in shelving. Head upstairs to the huge bonus room with vaulted ceilings, large windows, surround sound system, and projector and screen. Great for family movie nights! Large master bedroom with walk-in closet, and spa-like ensuite bathroom with tile flooring, quartz counter with undermount "his and her" sinks, soaker tub, and walk-in shower! Good sized 2nd and 3rd bedrooms with walk in closets and another full 4-piece bathroom complete the well laid out upper level. Fully finished basement is great for entertaining with full wet bar with tons of counter and cabinetry space. Open to the family room with feature entertainment wall. Additional 4th and 5th bedrooms downstairs are great for larger families or guests and wet bar can be used as kitchenette. Another full bathroom with walk in shower and lots of storage completes the basement area.



Maturely landscaped sunny West backyard with large deck and hot tub included. On a cul-de-sac around the corner from huge playfield, kid's playground, and ravine walking trails. Nestled in the vibrant community of Evanston where you will enjoy easy access to schools, shopping centers, recreational facilities, all while being connected to major routes for convenient commuting. This home is awaiting its new owners!

Built in 2009

**Essential Information**

MLS® #	A2175201
Price	\$800,000
Sold Price	\$791,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,563
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	246 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A5

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
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## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 2nd, 2024
Date Sold	November 12th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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