

# \$869,900 - 97 Evanspark Way Nw, Calgary

MLS® #A2216448

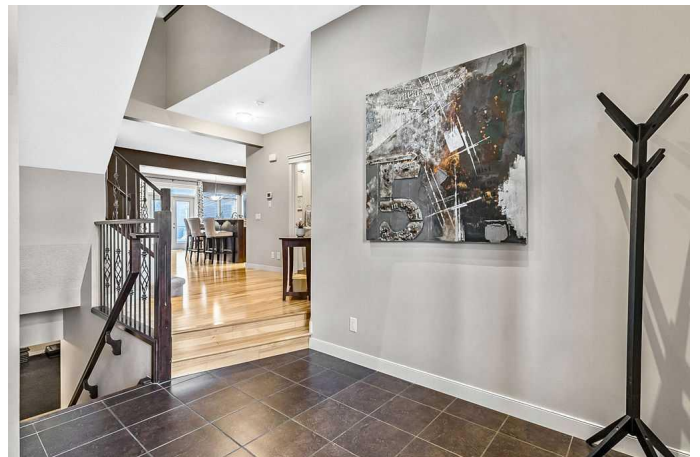
**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,367 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Homes as pristine as this one don't come up often. Welcome to this stunning fully developed two story home in a premium location in the community of Evanston. This property features a great open floor plan with three spacious bedrooms on the upper level and an additional bedroom in the fully finished basement (4 BEDROOMS TOTAL), making it ideal for growing families. There is a gorgeous open kitchen equipped with timeless granite countertops, a convenient corner pantry and upscale appliances that make cooking a delight. The main floor also includes a versatile flex room that can serve as an office or additional living space. On the second floor, you'll find a spacious bonus room showcasing BEAUTIFUL CEILING DETAIL, providing a perfect setting for movie night with the family or relaxing quiet time. The king sized primary bedroom is a true retreat, featuring a luxurious ensuite bathroom complete with a corner soaker tub, large double vanity, and a separate shower for ultimate comfort. Additionally, the upstairs laundry room adds practicality to your daily routine. The finished basement has a 4th bedroom, full bathroom and boasts a huge family room, currently utilized as a workout space, offering endless lifestyle possibilities. Step outside to the sunny south facing backyard, where you'll discover a private deck, an extra large stamped concrete patio perfect for entertaining, underground sprinkler system and a composite storage shed for your



gardening tools. New roof 2024. THE HEATED DREAM GARAGE IS A STANDOUT FEATURE - epoxy metal flake floor, a sink with hot and cold water, insulated, drywalled, painted, a floor drain, custom built-in cabinetry and workbench. Whether you are a mechanic, handyman or simply enjoy tinkering, this is the perfect space. The exposed aggregate driveway has been thoughtfully extended to the property line, accommodating three vehicles side by side. This beautiful property is ideally situated just steps away from green spaces, schools, parks, playgrounds and the vibrant Evanston Town Centre, which offers a delightful array of shops, restaurants and boutique stores. Watch the kids walk to the soon to open Evanston Middle School just across the green space right out the front door.

Built in 2010

**Essential Information**

MLS® #	A2216448
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,367
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	97 Evanspark Way Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E3

### **Amenities**

Parking Spaces	2
Parking	Heated Garage, Aggregate, Double Garage Attached, Garage Door Opener, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Double Vanity, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s), Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	45
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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