

**90 Evanspark Road NW**  
**Calgary, Alberta**

**MLS # A2292114**



**\$649,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Flag Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** BARREL IN FRONT YARD, HEATER IN GARAGE, 2 TIRE RACKS, GARAGE WALL HOOKS, DARTBOARD IN BASEMENT.

Open house Saturday Mar 14, 130-400pm. Welcome to 90 Evanspark Road NW, a stunning south facing, move-in-ready home that perfectly blends modern luxury with everyday comfort. The heart of the home is a chef's dream, featuring a bright open floor plan with rich hardwood floors, upgraded quartz countertops throughout, stainless steel appliances, and a gas stove. The massive 14 foot central island offers an incredible amount of seating and workspace, making it the ultimate hub for entertaining. Upstairs, you'll find three spacious bedrooms, including a primary retreat designed for relaxation with vaulted ceilings and a spacious walk-in closet. The spa-like ensuite features a dual-sink vanity with quartz counter tops and a large separate tub and shower. The fully finished basement adds even more value, boasting a large recreation room with surround sound hookups for the ultimate movie-night experience, a private fourth bedroom, plenty of extra storage, and a bathroom rough-in, giving you the opportunity to easily add another full bathroom in the future. Step outside to a beautifully finished backyard featuring a premium aggregate patio with a sliding curtain for added privacy and shade. The patio includes both a natural gas and hot tub hookup, offering even more potential for enjoying the space year-round, and the front yard is fully enclosed with a charming picket fence for added privacy. This home is built for year-round convenience with central air conditioning for those hot summer days and an oversized, double-heated garage. Located just steps from all major amenities, this home offers the perfect combination of style and location.