

**55 Evanspark Circle NW**  
**Calgary, Alberta**

**MLS # A2320880**



**\$899,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,606 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Street Lightin		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** N/A

Open house June 14th 1-3pm. Wow! This is the home you have been waiting for! A combination of a premium location, excellent layout, and beautiful finishes is unlike anything you will find in the area. Situated on a quiet street with a total of 5 spacious bedrooms, 3.5 bathrooms, a fully finished walkout basement, over 3,750 sq ft of total living space, and an interior rich with natural light resulting in connectivity to the Evanston neighbourhood that it resides within. Upon entry, you are greeted with an exceptionally bright and open contemporary floor plan featuring an open foyer with vaulted ceiling, 9 ft ceilings, living area with a soothing gas fireplace, beautifully refinished hardwood floors, and a wall of windows spanning the back of the home, providing a fantastic feeling of space and tranquility with access out to the gorgeous sunny south facing large deck overlooking the beautiful backyard with ample seating to enjoy a quiet night or BBQ to host your guests! Back inside, enjoy your chef's kitchen offering upgraded stainless steel appliances, gas stove, large granite stone island, custom maple cabinetry, ample counter and cupboard space, pantry, and large dining room that is poised to host many dinner nights with friends and family while enjoying the comfort of home. Around the corner from the dining room is a fantastic den perfect for work from home situations with custom barn door, laundry room with built-ins, large mudroom accessing your finished double car garage, 2 piece powder room, an abundance of new lighting fixtures, and a wood rail staircase completing your main floor. On the upper floor, enjoy the spectacular upper bonus room, primary bedroom retreat with large windows, oversized custom walk-in closet with closet organizers, luxurious ensuite with comfort height dual vanity, separate shower, soaker tub, water closet, and storage! Down

the hall are large second and third bedrooms with big windows and views, upper floor lofted office, linen closet, and a 4-piece bathroom with modern fixtures. The fully finished walkout basement offers exceptional additional space with plenty of storage, guest bedroom, gym/play area, large rec room perfect for those Netflix movie nights, big windows, 4 piece bathroom, and access to your rear concrete patio and shed! As you are taking it all in, don't forget to notice the upgraded high efficiency mechanical, A/C, extra concrete steps, and front patio porch area. Opportunity knocks in Evanston...here, you will appreciate the serenity, quietness, and connection with nature while enjoying the abundance of walking paths and biking trails. If you are looking for a show stopper estate sized home close to schools and shopping with quality and light, this is your next home! You will not be disappointed, pride in ownership is evident. A must to see and own property! Call today!