

117 Evanspark Circle NW
Calgary, Alberta

MLS # A2338413



\$888,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher and microwave in wet bar

This exceptional air-conditioned walkout on a desirable corner lot offers over 3,800 sq ft of meticulously finished living space across three levels, situated on a quiet street with convenient access to playgrounds, parks, schools, shopping, and the Stoney Trail ring road. Recently replaced roofing and siding paired with premium gemstone-accented exterior LED lighting ensure lasting protection and stunning curb appeal. The impressive foyer sets the tone immediately, leading to an expansive gourmet kitchen with upgraded appliances, extensive cabinetry, and a walk-through butler's pantry, complemented by a generously proportioned dining area and living room ideal for large families and entertaining. The main floor also features a mud room and laundry area with abundant built-in storage. Premium water systems include hot water on demand, water softening, reverse osmosis filtration, and a de-chlorinator, ensuring exceptional water quality throughout the home. Upstairs, three large bedrooms and a bonus room provide versatility, a bright and airy home office offers professional workspace, and the luxurious primary bedroom suite features an ensuite bathroom designed with the discerning buyer in mind. The finished walkout basement maintains the high-end finishes throughout and is anchored by a custom wet bar complete with fossilized granite, custom cabinetry, bar fridge, and dedicated dishwasher, alongside a fourth bedroom, a fourth bathroom with heated tile flooring, and an oversized utility room for storage. Professionally landscaped grounds feature dedicated RV parking, automatic irrigation system for exterior plant watering, and pre-roughed electrical infrastructure for hot tub installation with extensive stone work. This masterpiece presents like a show home and welcomes private viewings—experience the exceptional quality and

attention to detail in person.