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76 Evanspark Circle NW
Calgary, Alberta

MLS # A2352796

$797,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,481 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Irregular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

OPEN HOUSE SUNDAY, OCTOBER 25, FROM 2-4PM! OVER 3,500 SQ. FT. OF DEVELOPED LIVING SPACE | 5 BEDROOMS | 18-FT. OPEN-TO-BELOW LIVING ROOM | PERMITTED FULLY FINISHED BASEMENT | APPROVED SIDE ENTRANCE PERMIT | POTENTIAL FOR A LEGAL BASEMENT SUITE | MAJOR RECENT UPGRADES(INCLUDING SIDING, SHINGLES, FURNACE AND WATER TANK) | STEPS TO THE NEW MIDDLE SCHOOL. Welcome to this beautifully upgraded family home in the highly sought-after community of Evanston! Ideally located within walking distance of parks, schools, shopping, and transit, with quick access to Stoney Trail, this impressive home offers the perfect combination of space, style, and functionality. Step inside to discover a bright, open-concept layout featuring rich hardwood flooring, 9-foot ceilings, and a stunning living room with soaring 18-foot open-to-below ceilings and a dramatic wall of windows that fills the space with natural light. The chef-inspired kitchen is designed for everyday living and entertaining, showcasing maple cabinetry, granite countertops, a large central island, a walk-through pantry, and upgraded appliances, including a Bosch dishwasher, modern hood fan, and newer gas range. A private main-floor office with French doors provides an ideal work-from-home space, while the convenient mudroom and laundry area add everyday practicality. Upstairs, the bright south-facing bonus room with upgraded 9-foot ceilings offers the perfect space for family relaxation and entertainment. The spacious primary retreat features a walk-in closet and a spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished and permitted basement adds exceptional

versatility, featuring two additional bedrooms, a full bathroom, a spacious recreation area, and ample storage. Even more appealing, an approved permit for a side entrance is already in place, creating an excellent opportunity to convert the basement into a legal secondary suite, subject to applicable City of Calgary requirements and inspections. Whether you are looking for additional family living space or exploring potential rental income, this home offers outstanding flexibility. Enjoy added peace of mind with major recent upgrades, including the roof shingles, siding, eavestroughs, downspouts, furnace, and hot water tank. Outside, the fully landscaped and fenced backyard features a beautiful two-tiered deck, creating the perfect setting for summer gatherings, outdoor dining, or simply relaxing with family. With over 3,500 sq. ft. of developed living space, five bedrooms, a fully finished basement, an approved side entrance permit, extensive upgrades, and a location just steps from the new middle school, this exceptional Evanston property offers space, convenience, and exciting future potential.

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