

68 Evanspark Circle NW
Calgary, Alberta

MLS # A2353846

\$815,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: Lutron Lighting Control System, Exterior Security Cameras and NVR, All structured in wired speakers.

Move-In Ready | Backing onto Evanston Athletic Field | Private Backyard | Walking Distance to School & Shopping | Fully Developed Basement | Extensive Upgrades OPEN HOUSE FRIDAY OCT 23RD 5PM-7PM & SUNDAY OCT 25TH 2PM-4PM Welcome to this beautifully maintained family home in the popular community of Evanston, offering an unbeatable location, thoughtful upgrades, and a backyard setting that's hard to find! Backing directly onto Evanston Athletic Field, this home enjoys open green space rather than neighbouring backyards, providing added privacy both inside and out. The location is perfect for families, with Evanston Heights School just a short walk across the field, a playground down the street, and all the conveniences of Evanston Towne Centre nearby, including groceries, shopping, and restaurants. Inside, you'll find a move-in-ready home that has been exceptionally well cared for. The main floor has been thoughtfully redesigned, replacing the original laundry area with a functional mudroom, additional shoe storage, and a relocated two-piece bathroom. The updated kitchen features a large centre island and granite countertops, offering plenty of space for everyday living and entertaining. Upstairs, both bedrooms feature new closets, while the primary ensuite has been updated with a recently renovated shower. The home also features central A/C, a Lutron lighting system, and a newer Broan central vacuum system. The fully developed basement, completed with permits, adds valuable living space and features heated tile flooring along with a dedicated laundry area. The heated garage features Italian tile flooring, a durable surface that's easy to clean and maintain. The private backyard has plenty of space for gatherings with family and friends, and space for the kids to run around and play, featuring a freshly painted deck, and

separate stamped concrete patio. Additional improvements include new roof shingles, new exterior paint, new exterior stucco siding, new eavestroughs, stamped concrete for the driveway, and front entry walkway. With its extensive upgrades, excellent condition, and easy access to schools, parks, and everyday amenities, this is a wonderful opportunity to own a move-in-ready family home in one of Evanston's most convenient locations!