



## 305 Evanspark Gardens Calgary Alberta

\$800,000

Step into this beautifully updated 3-bedroom, 2.5-bathroom haven where modern luxury meets comfort. From the moment you walk in, you'll be greeted by an abundance of natural light that fills the open-concept living, dining, and kitchen areas, perfect for both everyday living and entertaining. The kitchen is a chef's dream, boasting sleek white cabinetry, granite countertops, a gas stove, a stylish backsplash, and a convenient walk-through pantry. Cozy up by the gas fireplace in the spacious living room, complemented by NEW LIGHTING that creates a warm, welcoming atmosphere. The thoughtfully updated half bath and mudroom feature fresh NEW TILE, adding a modern touch to this already stunning home. On the upper level, a massive bonus room offers endless possibilities, home office, playroom, or a personal retreat. You'll also love the convenience of the upper-level laundry for hassle-free laundry days. Each bedroom is generously sized, providing the perfect sanctuary for relaxation. Step outside to the WEST-FACING backyard and enjoy the good-sized deck with sleek glass railings, perfect for soaking up the afternoon sun or hosting summer BBQs. With a NEW DECK, NEW CONCRETE PATIO, and all major components already taken care of, including a BRAND NEW ROOF, NEW SIDING, NEW FURANCE, and NEW TANKLESS HOT WATER SYSTEM, this home is ready for you to move in and enjoy without worry. The unfinished basement is a blank canvas with a rough-in for a third full bathroom, giving you the flexibility to add a guest suite, rec room, or whatever suits your lifestyle. Located within walking distance to top-rated schools and close to shopping and major highways, this home offers both convenience and a prime location for your family. This is more than just a house, it's the lifestyle you've been dreaming of. Don't miss your chance to make it yours! (id:6769)

4pc Bathroom 4.83 Ft x 8.67 Ft

5pc Bathroom 8.92 Ft x 12.00 Ft

Bedroom 9.83 Ft x 9.83 Ft

Bedroom 9.92 Ft x 9.92 Ft

Primary Bedroom 13.58 Ft x 13.42 Ft

Laundry room 8.25 Ft x 7.25 Ft

Bonus Room 17.92 Ft x 14.00 Ft

2pc Bathroom 4.75 Ft x 4.58 Ft

Dining room 11.08 Ft x 13.42 Ft

Kitchen 19.00 Ft x 10.00 Ft

Living room 11.83 Ft x 15.42 Ft

Listing Presented By:



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