



76 Evanspark Circle Calgary Alberta

\$925,000

Here's your rare chance to own a beautifully upgraded family home in Evanston, with a brand-new school opening in September just steps from your backyard -- you can literally sip your morning coffee while watching the kids walk to class. With over 3,500 sq ft of developed living space, this 5-bedroom home is built for growing families who value both style and function. The main floor features hardwood throughout and 9' ceilings that create a bright, welcoming feel from the moment you step inside. A private home office with French doors sits just off the foyer -- perfect for remote work or homework -- while the heart of the home showcases an open-concept kitchen and living area anchored by soaring 18' ceilings and a dramatic wall of windows overlooking the backyard. The kitchen is designed for home chefs, with rich maple cabinetry, granite counters, upgraded appliances including a Bosch dishwasher, sleek hood fan, and a newer gas stove. A central island offers bar seating, and the walkthrough pantry connects conveniently to the laundry and mudroom. Just off the kitchen, the spacious dining room makes this home ideal for those who love to entertain. Upstairs, a sunny south-facing bonus room with upgraded 9 foot ceilings provides space for media, play, or an additional bedroom. The primary suite is a true retreat, with views of the private backyard and green space, a large walk-in closet, and an ensuite featuring a deep soaker tub, dual vanities, and a separate shower. Two more well-sized bedrooms and a full bath complete the upper level. Downstairs, the recently completed (and fully permitted) basement adds incredible flexibility -- with two additional bedrooms, a full bathroom, a large rec room, and a dedicated storage area. Big-ticket upgrades include a new roof, downspouts, and eaves (2025), New Siding (2025) a new hot water tank (2025), and a new furnace (2024)....

4pc Bathroom 8.00 Ft x 7.83 Ft

Bedroom 11.33 Ft x 11.92 Ft

Bedroom 10.33 Ft x 10.00 Ft

Recreational, Games room 16.08 Ft x 19.17 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 14.08 Ft x 13.75 Ft

Laundry room 6.75 Ft x 11.50 Ft

Living room 16.92 Ft x 18.08 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

5pc Bathroom 8.67 Ft x 9.67 Ft

Bedroom 1.83 Ft x 10.42 Ft

Bedroom 9.83 Ft x 12.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Family room 12.33 Ft x 10.50 Ft

Kitchen 13.92 Ft x 12.17 Ft

Bonus Room 17.67 Ft x 13.58 Ft

Primary Bedroom 15.33 Ft x 13.58 Ft