



# 310 Evanspark Circle Calgary Alberta

\$875,000

Discover luxury, comfort, and modern living in this stunning 4-bedroom, 3.5-bathroom residence nestled in a serene neighbourhood. From the moment you step inside, you'll be captivated by the grand, spacious entryway with soaring ceilings and an open-to-above design that sets the tone for the elegance throughout. The heart of the home is the upgraded gourmet kitchen--bright, open, and perfect for entertaining. It features an oversized island with abundant storage, beautiful granite countertops, double built-in ovens, a gas cooktop, and a brand-new refrigerator. The thoughtfully designed kitchen extension includes a bar fridge and a large pantry, adding convenience to culinary adventures. Enjoy the luxury of oversized rooms on the main floor, including a versatile den/flex room ideal for a home office, formal dining area, or cozy reading nook. The expansive living area easily accommodates oversized furniture and boasts a custom-built TV unit with a fireplace--perfect for relaxing evenings. Convenience is key with a laundry room strategically located on the main level. Heading upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a private ensuite bathroom. A spacious bonus room offers versatility and can easily be converted into a fourth upper-level bedroom if desired, providing ample space for family and guests. The fully developed basement is designed for entertainment and relaxation. It features a wet bar equipped with a fridge, sink and cabinetry, a dedicated movie theatre room for cinematic experiences at home, and an additional bedroom with a full bath. With a total 3511 square feet of developed living space, it is perfect for hosting guests or accommodating extended family. Step outside to a south-facing, pie-shaped lot with no neighbours behind, ensuring privacy and tranquility. The exterior boasts upgraded H...

4pc Bathroom 8.58 Ft x 6.75 Ft  
 Other 8.17 Ft x 2.75 Ft  
 Bedroom 13.42 Ft x 11.50 Ft  
 Recreational, Games room 13.83 Ft x 18.75 Ft  
 Storage 4.08 Ft x 4.67 Ft  
 Media 13.58 Ft x 17.58 Ft

Foyer 9.25 Ft x 7.33 Ft  
 Kitchen 14.50 Ft x 12.67 Ft  
 Laundry room 8.50 Ft x 8.33 Ft  
 Living room 14.50 Ft x 10.08 Ft  
 4pc Bathroom 9.67 Ft x 5.00 Ft  
 5pc Bathroom 10.75 Ft x 11.00 Ft

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Listing Presented By:



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CIR

REALTY

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Furnace 13.58 Ft x 9.83 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft

Dining room 14.50 Ft x 9.00 Ft

Family room 14.42 Ft x 22.17 Ft

Bedroom 13.08 Ft x 10.92 Ft

Bedroom 13.08 Ft x 10.92 Ft

Den 12.83 Ft x 11.17 Ft