



## 306 Evanspark Circle Calgary Alberta

\$739,700

Step into the comfort of this spacious family home, boasting an open concept layout perfect for modern living. The main floor greets you with 9 ft ceilings and a cozy 3-way fireplace, setting the stage for memorable family moments. Large windows invite an abundance of natural sunlight, highlighting the elegant granite countertops that adorn both the kitchen and bathrooms. Culinary enthusiasts will delight in the kitchen's large island with a raised eating bar, complemented by a suite of appliances including a microwave and stove only a year old. The convenience of a walk-through pantry leads you to the mudroom/laundry room, ensuring practicality meets style. Upstairs, a bonus room with a vaulted ceiling offers a versatile space for relaxation or entertainment, while the master bedroom promises a private retreat with its walk-in closet and a luxurious 5-piece ensuite. The finished basement features a wet bar, an additional family room, bedroom, and bathroom, perfect for guests or as a teen's haven. Step outside to discover a newly built deck, complete with a fenced-in dog run, overlooking the south-facing backyard where the sun smiles upon you. This home is a sanctuary of comfort and elegance, waiting to welcome you and your loved ones. (id:6769)

Bedroom 12.17 Ft x 8.50 Ft  
 3pc Bathroom 10.25 Ft x 4.92 Ft  
 Recreational, Games room 25.58 Ft x 16.08 Ft  
 Kitchen 14.67 Ft x 13.17 Ft  
 Dining room 10.92 Ft x 8.67 Ft  
 Living room 15.75 Ft x 13.83 Ft  
 Laundry room 11.42 Ft x 7.50 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft  
 Primary Bedroom 14.17 Ft x 12.42 Ft  
 Bedroom 10.25 Ft x 10.17 Ft  
 Bedroom 9.50 Ft x 9.17 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft  
 5pc Bathroom 12.75 Ft x 11.08 Ft  
 Bonus Room 14.92 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker



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