



## 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

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

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<b>Furnace</b>	13.58 Ft x 9.83 Ft	<b>Bedroom</b>	13.08 Ft x 10.92 Ft
<b>2pc Bathroom</b>	5.00 Ft x 4.58 Ft	<b>Bedroom</b>	13.08 Ft x 10.92 Ft
<b>Dining room</b>	14.50 Ft x 9.00 Ft	<b>Den</b>	12.83 Ft x 11.17 Ft
<b>Family room</b>	14.42 Ft x 22.17 Ft		