



## 225 Evanspark Circle Calgary Alberta

\$834,990

Beautiful 5-Bedroom Home with Walkout BasementWelcome to this stunning 5-bedroom home, featuring a fully finished walkout basement and air conditioning for year-round comfort, also it has 2 furnished and tankless hot water system. Approximately 9 ft ceiling in the main floor and 8ft 7 inches the basement. The second floor boasts three spacious bedrooms, while the basement offers two additional bedrooms and a total of 3.5 bathrooms. Upon entering through the entrance, you'll be impressed by the open-to-below staircase leading to the second floor and the soaring two-story high ceiling. The main floor Approximately 9 ft ceiling includes a dining room, a living room with plenty of windows, and a cozy family room with a gas-burning fireplace. The kitchen is well-equipped with ample cabinets, a large countertop with a central island, and stainless steel appliances. Hardwood floors complement the carpet flooring, and there's a convenient second floor laundry room.Upstairs, the bedrooms are adorned with comfortable carpeting and tile flooring. The master bedroom features a 5-piece ensuite, a walk-in closet, and double sinks. A large bonus room with seven big windows provides ample lighting and view. The fully finished basement comes with 8 ft 7 inches ceiling includes two bedrooms, a full bathroom, and a large family room with abundant natural light from its many windows. The east-facing backyard has a newly painted fence and a garden shed.This home is perfect for a large family, situated in a quiet location, and within walking distance of a playground and school. It is also close to a large shopping center and walking paths. Nearby amenities include Tim Hortons, Co-op, T&T Supermarket, Walmart, McDonald's, and various banks. The property offers quick access to the highway and is owner-occupied, making it easy to show and sure to impress. (The roof asphalt shingles will b...

Bonus Room 18.92 Ft x 13.42 Ft  
Primary Bedroom 15.00 Ft x 12.42 Ft  
Bedroom 10.42 Ft x 10.00 Ft  
Bedroom 11.50 Ft x 9.00 Ft  
4pc Bathroom 11.50 Ft x 5.58 Ft  
5pc Bathroom 12.92 Ft x 8.42 Ft

Bedroom 11.67 Ft x 10.83 Ft  
Storage 13.33 Ft x 5.58 Ft  
3pc Bathroom 9.25 Ft x 4.58 Ft  
Living room 16.92 Ft x 12.00 Ft  
Dining room 12.92 Ft x 12.00 Ft  
Other 15.83 Ft x 12.92 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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**Other** 7.42 Ft x 7.25 Ft

**Laundry room** 7.50 Ft x 5.42 Ft

**Family room** 16.92 Ft x 12.92 Ft

**Bedroom** 11.67 Ft x 10.42 Ft

**Foyer** 13.42 Ft x 6.25 Ft

**Other** 8.50 Ft x 4.92 Ft

**Pantry** 6.58 Ft x 4.83 Ft