



32 Evanspark Circle Calgary Alberta

\$750,000

Welcome to a rare opportunity in sought-after Evanston, perfectly positioned with no rear neighbours and uninterrupted views of a massive green space featuring a community park, athletic fields, and baseball diamonds. Families will love being just steps from a brand new middle school opening this September, adding even more convenience to an already exceptional setting. This former Sterling showhome offers 3,394 sq.ft. of beautifully developed living space, designed to impress at every turn. As you step inside, the rich hardwood flooring, soaring ceilings, and abundance of natural light immediately set the tone. The front sitting room greets you first, a versatile space that can easily function as a home office, playroom, or quiet reading retreat. Moving further in, the home opens into a bright and inviting main living area designed for both everyday comfort and entertaining. The spacious kitchen features stainless steel appliances, a pantry, and generous counter space, seamlessly connecting to the dining area surrounded by windows that flood the space with sunlight. The living room is anchored by a cozy gas fireplace, creating a warm focal point for gatherings. A convenient half bath, along with a combined laundry and mudroom leading to the double attached garage, completes the main level with practicality in mind. Upstairs, you'll find a thoughtfully designed layout that balances space and privacy. The large south-facing bonus room with vaulted ceilings is filled with natural light and offers the perfect setting for movie nights or relaxing with family. Two generously sized bedrooms and a full bathroom provide comfortable accommodations, while the primary retreat is a true standout. Vaulted ceilings enhance the sense of space, complemented by a walk-in closet and a well-appointed ensuite featuring dual sinks, a large soaking tub, and a stand-up shower with a corn...

Bedroom 10.75 Ft x 13.67 Ft

Bedroom 10.67 Ft x 8.08 Ft

Other 4.83 Ft x 3.00 Ft

Recreational, Games room 16.33 Ft x 17.17 Ft

Other 6.50 Ft x 8.33 Ft

Furnace 13.75 Ft x 7.50 Ft

Kitchen 13.58 Ft x 12.83 Ft

Pantry 4.17 Ft x 4.25 Ft

Dining room 11.00 Ft x 12.67 Ft

Living room 16.00 Ft x 13.92 Ft

Office 10.58 Ft x 12.58 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Listing Presented By:



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Real Broker

<https://www.instagram.com/thecalgaryrealtor/>

RE/MAX Realty Professionals

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Storage 5.75 Ft x 10.83 Ft

Storage 7.25 Ft x 4.83 Ft

4pc Bathroom 7.25 Ft x 8.33 Ft

Foyer 9.67 Ft x 9.08 Ft

Bonus Room 19.42 Ft x 13.83 Ft

Primary Bedroom 16.67 Ft x 15.83 Ft

Other 12.67 Ft x 5.25 Ft