



## 6 Evanspark Manor Calgary Alberta

\$619,999

Welcome to this beautifully designed 4-bedroom, 3.5-bath with finished basement with no condo fees semi-detached home. The light-filled main floor boasts a den, an open-concept layout with a spacious living room, kitchen, dining area, and a half bath--ideal for both entertaining and daily living. All appliances are included (fridge, stove, dishwasher, microwave, washer, dryer). Curb appeal shines with a poured concrete driveway and an attached garage. Comfort and convenience continue with a fully fenced backyard leading to the back alley--perfect for summer gatherings. The upper level features a private master retreat with a walk-in closet and luxurious ensuite bath. Two additional bedrooms, a full bath, and a bonus room--perfect for kids or guests and the laundry room complete this floor. The fully finished basement includes a 1-bedroom, 1- full bathroom with a separate walkout entrance and a large recreational room--an ideal private space for extended family. You're just minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, and surrounded by walking paths and natural green spaces, this home offers both convenience and a peaceful lifestyle. Call today!! (id:6769)

Bedroom 10.42 Ft x 12.67 Ft

Storage 7.58 Ft x 4.33 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Recreational, Games room 16.33 Ft x 18.00 Ft

Furnace 6.50 Ft x 9.25 Ft

Other 7.42 Ft x 13.83 Ft

2pc Bathroom 4.83 Ft x 4.58 Ft

Den 6.92 Ft x 9.92 Ft

Living room 15.75 Ft x 10.67 Ft

Other 8.33 Ft x 13.17 Ft

Dining room 9.25 Ft x 9.33 Ft

Bonus Room 10.58 Ft x 11.67 Ft

4pc Bathroom 9.08 Ft x 8.50 Ft

Other 5.58 Ft x 6.25 Ft

Primary Bedroom 12.92 Ft x 12.92 Ft

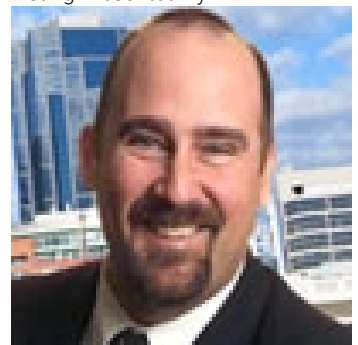
Laundry room 5.58 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Bedroom 9.17 Ft x 13.17 Ft

Bedroom 9.42 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca