

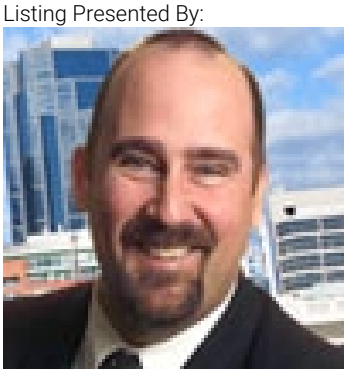
68 Evanspark Circle Calgary Alberta

$815,000

Move-In Ready | Backing onto Evanston Athletic Field | Private Backyard | Walking Distance to School & Shopping | Fully Developed Basement | Extensive UpgradesOPEN HOUSE SAT NOV 21st 2PM-4PM Welcome to this beautifully maintained family home in the popular community of Evanston, offering an unbeatable location, thoughtful upgrades, and a backyard setting that's hard to find! Backing directly onto Evanston Athletic Field, this home enjoys open green space rather than neighbouring backyards, providing added privacy both inside and out. The location is perfect for families, with Evanston Heights School just a short walk across the field, a playground down the street, and all the conveniences of Evanston Towne Centre nearby, including groceries, shopping, and restaurants. Inside, you'll find a move-in-ready home that has been exceptionally well cared for. The main floor has been thoughtfully redesigned, replacing the original laundry area with a functional mudroom, additional shoe storage, and a relocated two-piece bathroom. The updated kitchen features a large centre island and granite countertops, offering plenty of space for everyday living and entertaining. Upstairs, both bedrooms feature new closets, while the primary ensuite has been updated with a recently renovated shower. The home also features central A/C, a Lutron lighting system, and a newer Broan central vacuum system. The fully developed basement, completed with permits, adds valuable living space and features heated tile flooring along with a dedicated laundry area. The heated garage features Italian tile flooring, a durable surface that's easy to clean and maintain. The private backyard has plenty of space for gatherings with family and friends, and space for the kids to run around and play, featuring a freshly painted deck, and separate stamped concrete patio. Additional improvements include new roof s...

Primary Bedroom 13.25 Ft x 17.92 Ft
5pc Bathroom 11.25 Ft x 8.42 Ft
Bedroom 11.58 Ft x 12.33 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
Bedroom 8.83 Ft x 10.00 Ft
Family room 19.00 Ft x 12.67 Ft
Furnace 7.92 Ft x 8.92 Ft
Bedroom 9.75 Ft x 11.75 Ft
3pc Bathroom 4.92 Ft x 9.00 Ft
Foyer 17.92 Ft x 12.83 Ft
Kitchen 10.92 Ft x 13.00 Ft
Dining room 11.00 Ft x 8.17 Ft

Listing Presented By:



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Recreational, Games room 17.42 Ft x 13.92 Ft

Laundry room 10.00 Ft x 11.58 Ft

Living room 14.08 Ft x 14.08 Ft

2pc Bathroom 4.92 Ft x 5.58 Ft