

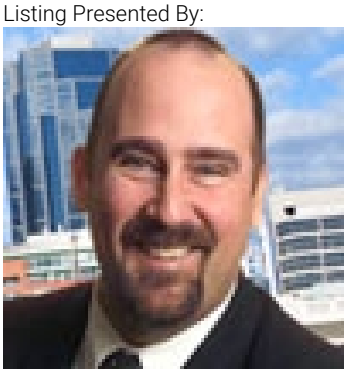
76 Evanspark Circle Calgary Alberta

$797,000

OVER 3,500 SQ. FT. OF DEVELOPED LIVING SPACE | 5 BEDROOMS | 18-FT. OPEN-TO-BELOW LIVING ROOM | PERMITTED FULLY FINISHED BASEMENT | APPROVED SIDE ENTRANCE PERMIT | POTENTIAL FOR A LEGAL BASEMENT SUITE | MAJOR RECENT UPGRADES(INCLUDING SIDING, SHINGLES, FURNACE AND WATER TANK) | STEPS TO THE NEW MIDDLE SCHOOL. Welcome to this beautifully upgraded family home in the highly sought-after community of Evanston! Ideally located within walking distance of parks, schools, shopping, and transit, with quick access to Stoney Trail, this impressive home offers the perfect combination of space, style, and functionality. Step inside to discover a bright, open-concept layout featuring rich hardwood flooring, 9-foot ceilings, and a stunning living room with soaring 18-foot open-to-below ceilings and a dramatic wall of windows that fills the space with natural light. The chef-inspired kitchen is designed for everyday living and entertaining, showcasing maple cabinetry, granite countertops, a large central island, a walk-through pantry, and upgraded appliances, including a Bosch dishwasher, modern hood fan, and newer gas range. A private main-floor office with French doors provides an ideal work-from-home space, while the convenient mudroom and laundry area add everyday practicality. Upstairs, the bright south-facing bonus room with upgraded 9-foot ceilings offers the perfect space for family relaxation and entertainment. The spacious primary retreat features a walk-in closet and a spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level.The fully finished and permitted basement adds exceptional versatility, featuring two additional bedrooms, a full bathroom, a spacious recreation area, and ample storage. Even more appealing, an approved permit for a side entrance is alread...

Recreational, Games room 28.67 Ft x 18.92 Ft
Bedroom 12.00 Ft x 11.50 Ft
Bedroom 10.42 Ft x 10.33 Ft
4pc Bathroom Measurements not available
Storage 10.42 Ft x 4.42 Ft
Office 12.33 Ft x 10.50 Ft
2pc Bathroom Measurements not available
Primary Bedroom 15.33 Ft x 13.67 Ft
Bedroom 13.83 Ft x 10.50 Ft
Bedroom 12.83 Ft x 9.92 Ft

Listing Presented By:



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RE/MAX Complete Realty

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RE/MAX Realty Professionals

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Family room 15.17 Ft x 17.75 Ft

Kitchen 12.92 Ft x 12.00 Ft

Dining room 14.83 Ft x 14.00 Ft

Bonus Room 17.67 Ft x 13.67 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available