



# 91 Evanspark Terrace Calgary Alberta

\$799,900

There's nothing quite like the feeling of finding the home of your dreams & now you have here in this beautifully appointed walkout bungalow backing South onto a community field in the popular Symons Valley neighbourhood of Evanston. This fully finished 3 bedroom + den home enjoys central air & hardwood floors, soaring vaulted ceilings & skylights, heated 2 car garage & private South backyard with covered patio. Wonderful free-flowing floorplan filled with natural light, from the open concept flex room...which is perfect as your home office or formal dining room, to the inviting living room with its 2-sided fireplace & built-in cabinets. The sleek designer kitchen has maple cabinetry & glistening quartz countertops, subway tile backsplash & walk-in pantry, & the upgraded stainless steel appliances include chimney hoodfan & Frigidaire stove with double convection oven. Sharing the 2-sided fireplace with the living room, the relaxing owners' retreat has a walk-in closet & ensuite with soaker tub, separate shower & quartz-topped double vanities. The walkout level - with 9ft ceilings & upgraded laminate floors, is beautifully finished with 2 large bedrooms - both with new carpets/baseboards (2023), bathroom with walk-in shower & smashing games/rec room with wet bar & electric fireplace with stone feature wall. Convenient main floor laundry with large closet & built-in cabinets. Heated garage with workbench & overhead storage. The South backyard is fully fenced & landscaped, complete with storage shed & gate leading out to the field. Additional features include underground sprinklers, water softener, central vacuum system, low-flow/dual-flush toilets & fantastic balcony with natural gas line for your BBQ where you can sit back, relax & take in the wide open views! Walking distance to a playground & park, only a short drive to Evanston Towne Centre & Creekside Shopping C...

3pc Bathroom Measurements not available	Living room 17.42 Ft x 16.50 Ft
Recreational, Games room 25.92 Ft x 22.50 Ft	Dining room 11.17 Ft x 9.75 Ft
Bedroom 12.08 Ft x 11.50 Ft	Kitchen 15.08 Ft x 13.83 Ft
Bedroom 14.00 Ft x 11.75 Ft	Den 11.00 Ft x 10.75 Ft
2pc Bathroom Measurements not available	Laundry room 7.17 Ft x 5.42 Ft
5pc Bathroom Measurements not available	Primary Bedroom 14.58 Ft x 12.00 Ft

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

Listing Presented By:



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