



GRASSROOTS
REALTY GROUP

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76 Evanspark Circle NW
Calgary, Alberta

MLS # A2227838



\$925,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Ring Cameras front and back		

Here's your rare chance to own a beautifully upgraded family home in Evanston, with a brand-new school opening in September just steps from your backyard — you can literally sip your morning coffee while watching the kids walk to class. With over 3,500 sq ft of developed living space, this 5-bedroom home is built for growing families who value both style and function. The main floor features hardwood throughout and 9' ceilings that create a bright, welcoming feel from the moment you step inside. A private home office with French doors sits just off the foyer — perfect for remote work or homework — while the heart of the home showcases an open-concept kitchen and living area anchored by soaring 18' ceilings and a dramatic wall of windows overlooking the backyard. The kitchen is designed for home chefs, with rich maple cabinetry, granite counters, upgraded appliances including a Bosch dishwasher, sleek hood fan, and a newer gas stove. A central island offers bar seating, and the walkthrough pantry connects conveniently to the laundry and mudroom. Just off the kitchen, the spacious dining room makes this home ideal for those who love to entertain. Upstairs, a sunny south-facing bonus room with upgraded 9 foot ceilings provides space for media, play, or an additional bedroom. The primary suite is a true retreat, with views of the private backyard and green space, a large walk-in closet, and an ensuite featuring a deep soaker tub, dual vanities, and a separate shower. Two more well-sized bedrooms and a full bath complete the upper level. Downstairs, the recently completed (and fully permitted) basement adds incredible flexibility — with two additional bedrooms, a full bathroom, a large rec room, and a dedicated storage area. Big-ticket upgrades include a new roof, downspouts, and eaves (2025), New Siding (2025) a new

hot water tank (2025), and a new furnace (2024). Outside, you'll enjoy a fully landscaped and fenced backyard with a two-tiered deck — a perfect place to relax while the kids play. Ideally located within walking distance to parks, schools, transit, and shopping, with quick access to Stoney Trail, this home truly checks every box. Don't miss the virtual tour — and come experience everything this home has to offer.