



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

116 Evanspark Circle NW
Calgary, Alberta

MLS # A2230971



\$869,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,610 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/a

Welcome to 116 Evanspark Circle NW a spacious two-storey residence with over 2,610?sq ft of beautifully maintained living space. Dramatic 18-ft foyer ceilings and elegant maple hardwood railings greet you, leading into an airy main floor featuring nine-foot ceilings, a large kitchen with granite counters, a centre island, and high-end stainless appliances. The cozy gas-fired fireplace adds warmth to the open-concept living and dining rooms. Upstairs, retreat to the 5-piece master suite, complete with soaker tub, separate shower and double vanities, complemented by two more bedrooms, a large bonus room, and a convenient den. The fully finished basement offers additional living space, perfect for family gatherings or a home office. Outdoors, enjoy a spacious north-facing backyard with a deck and access to nearby parks and pathway systems. With a double attached garage and proximity to amenities, this home combines elegance, space, and convenience—an ideal choice for growing families!