



32 Evanspark Circle NW
Calgary, Alberta

MLS # A2311353



\$725,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, No Animal Home, Pantry, Quartz Counters, Wet Bar		

Inclusions: N/A

This former showhome in Evanston is a great find, backing directly onto a massive green space with no rear neighbours and wide open views that are hard to beat. It also comes with major recent upgrades, including a BRAND NEW ROOF, NEW SIDING, FRESH PAINT, A NEW STOVE, a newer furnace from 2021, and central air conditioning. This property offers privacy, space, and a family-friendly location close to schools, parks, shopping, transit, and Stoney Trail. Under 3,500 sq. ft. of developed living space, there is plenty of room for the whole family. Inside, you'll find hardwood flooring, high ceilings, and plenty of natural light. The main floor features a front sitting room OR a home office, a spacious kitchen with stainless steel appliances, a bright dining area, a cozy living room with gas fireplace, and a convenient mudroom leading to the double attached garage. Upstairs offers a large bonus room with vaulted ceilings, two good-sized bedrooms, and a spacious primary bedroom with walk-in closet and ensuite. The fully developed and permitted basement, completed in 2022, adds even more value with a family room, kitchenette with wet bar, two additional bedrooms, a full bathroom, and extra storage. Homes like this are hard to find — don't miss your chance to see it in person. Book your showing today!