



GRASSROOTS
REALTY GROUP

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76 Evanspark Circle NW
Calgary, Alberta

MLS # A2313078



\$828,500

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,481 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, 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, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

OVER 3,500 SQ FT OF DEVELOPED LIVING SPACE | 5 BEDROOMS | OPEN TO BELOW LIVINGROOM | FULLY PERMITTED FINISHED BASEMENT | MAJOR RECENT UPGRADES | STEPS TO THE NEW MIDDLE SCHOOL OPENING THIS SEPTEMBER .Welcome to this beautifully upgraded family home in the highly sought-after community of Evanston, perfectly positioned within walking distance to parks, schools, shopping, transit, and offering quick access to Stoney Trail. Designed for both comfort and functionality, this impressive residence features a bright open-concept layout with rich hardwood flooring, 9-foot ceilings, and a spectacular living room highlighted by soaring 18-foot open-to-below ceilings and a dramatic wall of windows that fills the home with natural light. The chef-inspired kitchen is equipped with maple cabinetry, granite countertops, a large central island, 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 creates the perfect work-from-home space, while the convenient mudroom and laundry area enhance everyday living. Upstairs, the sun-filled south-facing bonus room with upgraded 9-foot ceilings offers flexible family space. The spacious primary retreat includes a walk-in closet and a spa-inspired ensuite featuring dual vanities, a deep soaker tub, and separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The recently completed, fully permitted basement expands the home with two additional bedrooms, a full bathroom, a large recreation area, and plenty of storage space. Recent upgrades include the roof, siding, eavestroughs, downspouts, furnace, and hot water tank, providing exceptional value and peace of mind. Outside, enjoy the fully landscaped and fenced

backyard with a beautiful two-tiered deck, ideal for relaxing or entertaining. This exceptional Evanston home perfectly combines style, space, and long-term value in one of NW Calgary’s most family-friendly communities.