



**325 Evanspark Gardens NW
Calgary, Alberta**

MLS # A2326636



\$839,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional executive home, perfectly positioned on a premium pie-shaped corner lot in the highly sought-after community of Evanston. Offering an impressive combination of style, space, and income potential, this beautifully maintained home is sure to impress. Freshly painted throughout, with a brand-new roof and new garage door, it's move-in ready and waiting for its next owner. Step inside to a bright, inviting foyer that opens to an elegant main floor featuring rich hardwood flooring and an abundance of natural light streaming through oversized windows. The thoughtfully designed open-concept layout creates the perfect setting for both everyday living and entertaining. The chef-inspired kitchen is beautifully appointed with rich cabinetry, granite countertops, a large center island, a gas range, and a convenient walk-through pantry that offers exceptional storage and functionality. Overlooking the spacious dining area and living room, the cozy gas fireplace provides the perfect focal point for relaxing evenings or hosting family and friends. A private main-floor office and a convenient two-piece powder room complete this level. Upstairs, you'll find a spectacular bonus room with soaring vaulted ceilings - an ideal space for family movie nights, a children's playroom, or a quiet retreat. The spacious primary suite easily accommodates a king-size bedroom set and features a generous walk-in closet along with a luxurious ensuite complete with a deep soaker tub. Two additional well-sized bedrooms, a full bathroom, and an upper-level laundry room add everyday convenience. The professionally developed walk-up legal basement suite offers outstanding flexibility and income potential. Complete with its own private entrance, full kitchen, living area, bedroom plus den, bathroom, and separate laundry, it's ideal for extended family, guests, or generating

valuable rental income. Outside, you'll discover a private backyard oasis designed for entertaining, featuring an expansive two-tier deck with plenty of room for summer barbecues and gatherings. The premium corner location provides added privacy, extra yard space, and enhanced curb appeal. Completing the package is a double attached garage and a full concrete driveway offering ample parking. This is a rare opportunity to own a beautifully updated home on one of Evanston's most desirable corner lots, combining luxury, functionality, and exceptional value. Book your private showing today!