



GRASSROOTS
REALTY GROUP

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371 Evanspark Gardens NW
Calgary, Alberta

MLS # A2352144

\$825,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Re		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1N
Utilities:	-

Inclusions: Basement Appliances : washer, dryer, microwave hood fan, refrigerator

Welcome Home. This well-maintained home offers 4 bedrooms, 3.5 bathrooms, and a fully finished legal basement suite with a separate entrance and heating system. With numerous upgrades, custom features, and thoughtful improvements throughout, this home offers comfort, functionality, and flexibility for homeowners and investors alike. The main floor features a widened front entrance, thoughtfully designed to provide added privacy by keeping the living room out of direct view upon entry. A custom archway with decorative cutouts leads into the living room, complete with built-in ceiling speakers. The kitchen offers a custom granite-topped desk, floor-to-ceiling cabinetry, and an arched entrance into the pantry, featuring additional shelving on both sides and extra storage in the adjacent cupboard. Upstairs, you'll find three bedrooms, a spacious bonus room with built-in storage along both walls, and a convenient laundry room complete with a sink, linen cupboard, and drying rack. The primary bedroom features an expanded walk-in closet with additional hanging space and an ensuite with a custom tiled shower, glass door, and oversized bathtub. The main bathroom offers dual sinks and a larger bathtub. The fully finished legal basement suite includes a bedroom with additional exterior wall insulation, a separate side entrance, and its own heating system, providing flexibility for extended family or potential rental income. Additional upgrades and features include: New siding throughout the entire home, New side entrance door and framing, New garage door and exterior lighting, Govee permanent outdoor lighting at the front updated windows in the bonus room, laundry room, front entry area, and transom windows, Triple-glazed windows and upgraded insulation, Hunter Douglas blinds, including heat-resistant blinds in the primary bedroom. Two-zone furnace

system with separate thermostats for the main and upper floors central vacuum rough-in, garage with custom shelving, fluorescent lighting, and gas line ready for a future heater, comfort-height toilets throughout, Three-zone irrigation system for the front and backyard gardens, Landscaped gardens with perennials and custom brickwork, 11' x 16' deck with pergola and cedar privacy screens, Custom-built side and backyard gates. With its extensive upgrades, practical layout, and legal basement suite, this property offers plenty of space for everyday living, extended family, or rental income potential. A wonderful opportunity to own a well-cared-for home in the established community of Evanston! ***Virtual tour available***