

209 Evanspark Gardens NW  
Calgary, Alberta

MLS # A2234825

\$680,000

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | Evanston                                      |        |                   |
| Type:     | Residential/House                             |        |                   |
| Style:    | 2 Storey                                      |        |                   |
| Size:     | 1,909 sq.ft.                                  | Age:   | 2014 (11 yrs old) |
| Beds:     | 3                                             | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Front Drive |        |                   |
| Lot Size: | 0.09 Acre                                     |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Rectangular Lot |        |                   |

|             |                                                                                                                                     |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                             | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                      | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                     | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                    | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                                                  | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                     | Utilities: | -   |
| Features:   | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |            |     |
| Inclusions: | n/a                                                                                                                                 |            |     |

Cozy family home in Evanston offers over 1900 sf of beautifully designed living space. The open concept main floor features a bright family room with gas fireplace, and dining nook that flow into a stylish island kitchen with granite countertops, a large walk-through pantry that connects to a spacious mudroom off the double attached garage. Great deck and backyard for entertaining, and walks along the greenspace. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a four-piece ensuite and a large walk-in closet. A spacious bonus room with bright windows for family time and movie nights. The upper floor also includes a convenient laundry room. With hardwood flooring, tile in high-traffic areas, ' ceilings, and knockdown ceiling texture throughout the main level, this home blends comfort, style, and functionality. Located in northwest Calgary's most vibrant communities with scenic pathways, parks, playgrounds, and quick access to major roads, shopping and amenities.