

363 EVANSPARK Gardens
Calgary, Alberta

MLS # A2212690

\$819,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks		

Inclusions: none

Welcome to 363 Evanspark Gardens NW, a stunning and beautifully updated 4-bedroom, 2.5-bathroom where modern luxury meets comfort with NEW curtain, NEW vinyl flooring, NEW paint through the house and new appliances. It offers everything you family needs, and even more. Step into the main floor, the open-concept kitchen and living /dining area, ideal for hosting family and friends. A large walk-through pantry and main floor office add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while gas fireplaces create a cozy ambiance throughout the living area. The upper floor features larger center family room area which creates prefect place for kids to play. The larger master bedroom has 5-piece en-suite bathroom with barn door! Also there are other 2 decent size bedroom on this floor. The fully finished basement is offering additional living space and endless possibilities. You will find a large rec/living room, bedroom and full bathroom with sanua. The outdoor space is impressive, with a large concrete patio with a swimming spa which give you more possibilities for summer time. Don’t miss this rare opportunity to own a this beautiful home located the heart of Evanston. Schedule your viewing today and experience the exceptional lifestyle this home has to offer.