



THE A-TEAM

RE/MAX FIRST

368 EVANSPARK Circle, Calgary T3P 0A7

MLS®#: A2152870 Area: Evanston Listing Date: 07/26/24 List Price: \$799,900
Status: Active County: Calgary Change: -\$10k, 30-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Lot Information
Lot Sz Ar: 4,392 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,272
Low Sqft:
Ttl Sqft: 2,272

DOM
52
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped
Park Feat: Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s),Forced Air,Natural Gas
Sewer:
Ext Feat: Garden,Rain Gutters

Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Garage Control(s),Garburator,Oven,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, Living Room, 4pc Bathroom, Bedroom - Primary, 5pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include Laundry, Dining Room, Bonus Room, Bedroom, Bedroom, Walk-In Closet.

Family Room
4pc Bathroom

Lower
Lower

23`5" x 28`11"
5`1" x 7`8"

Bedroom

Lower

9`5" x 10`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0713439

Zoning:

R-1

Remarks

Pub Rmks:

Open House Sept 8 from 12-3. Welcome to this stunning family home situated on a quiet street with PARKS AND PLAYGROUNDS within an earshot. The house has 3,023 square feet of FINISHED living space with a WALK OUT lower level. As you enter the house you are greeted by a spacious entry with oversized closet for all the guest's coats and shoes. A few more steps inside is a 2 piece bathroom and the expansive MAIN FLOOR LAUNDRY and mudroom which has an exit to the OVERSIZED double garage. Newly refinished, RICH HARDWOOD FLOORING flows throughout the main level. The 9 FOOT CEILINGS and walls of floor to ceiling windows flood the main floor with fresh air and natural light. The spacious kitchen, dining room and living room are all adjacent to each other and create a perfect space for entertaining and hosting family functions. The kitchen has new STAINLESS STEEL appliances and cupboards galore! The GRANITE covered island is also a sit up breakfast bar for ease of cleanup after quick meals. The DECK off the dining room is perfect for enjoying the outside space with a park view on summer nights or a quiet spot to enjoy your morning coffee. Upstairs there are two good sized bedrooms with large closets and plenty of room for the dressers and desks. The large BONUS ROOM is perfect for a play room or TV room/office area or gym and there is a complete wall of venting windows and a high VAULTED ceiling with a dual speed ceiling fan. The PRIMARY SUITE is spacious and will fit all your king sized furniture. The walk in closet is like another bedroom - it is gigantic. There is a 5 piece ensuite has double sink vanity, walk in shower, large bath tub and a water closet for privacy. There is also a 4 piece bathroom on this level. The quiet WALK OUT lower level is drenched with natural light and has one spacious bedroom, a 4 piece bathroom and a large family room with eating nook or office area. There is also a second washer and dryer location set up with taps and vent and plumbing for sink in family room. There are sliding glass doors that lead to a private covered patio off the back yard. The yard has just been landscaped with beautiful flowers new sod and trees. Nothing left to do here, all the expensive stuff has been looked after. RECENT UPDATES INCLUDE: Central AIR CONDITIONING July 2024, All walls professionally painted May 2024, stainless steel fridge and stove May 2024 , parging replaced May 2024, new carpet on upper level and stairs May 2024, refinished hardwood flooring June 2024. This home is like new!

Inclusions:

Property Listed By:

Backyard shed, shelving in garage
Engel & Völkers Calgary

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123