



THE
A-TEAM

**RE/MAX
FIRST**

310 EVANSPARK Circle, Calgary T3P 0A6

MLS®#: **A2164435**

Area: **Evanston**

Listing Date: **10/04/24**

List Price: **\$875,000**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **6,824 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,382**
Low Sqft:
Ttl Sqft: **2,382**

DOM

25
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,Few Trees,No Neighbours Behind,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`7"	Dining Room	Main	14`6" x 9`0"
Family Room	Main	14`5" x 22`2"	Foyer	Main	9`3" x 7`4"
Kitchen	Main	14`6" x 12`8"	Laundry	Main	8`6" x 8`4"
Living Room	Main	14`6" x 10`1"	4pc Bathroom	Upper	9`8" x 5`0"
5pc Ensuite bath	Upper	10`9" x 11`0"	Bedroom	Upper	13`1" x 10`11"
Bedroom	Upper	13`1" x 10`11"	Den	Upper	12`10" x 11`2"
Bedroom - Primary	Upper	20`1" x 14`9"	Walk-In Closet	Upper	4`11" x 11`0"

4pc Bathroom
Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

8`7" x 6`9"
13`5" x 11`6"
4`1" x 4`8"
13`7" x 9`10"

Other
Game Room
Media Room

Basement
Basement
Basement

8`2" x 2`9"
13`10" x 18`9"
13`7" x 17`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0713439

Remarks

Pub Rmks:

OPEN HOUSE SUN OCT 27 FROM 1:00 - 3:00PM Discover luxury, comfort, and modern living in this stunning 4-bedroom, 3.5-bathroom residence nestled in a serene neighbourhood. From the moment you step inside, you'll be captivated by the grand, spacious entryway with soaring ceilings and an open-to-above design that sets the tone for the elegance throughout. The heart of the home is the upgraded gourmet kitchen—bright, open, and perfect for entertaining. It features an oversized island with abundant storage, beautiful granite countertops, double built-in ovens, a gas cooktop, and a brand-new refrigerator. The thoughtfully designed kitchen extension includes a bar fridge and a large pantry, adding convenience to culinary adventures. Enjoy the luxury of oversized rooms on the main floor, including a versatile den/flex room ideal for a home office, formal dining area, or cozy reading nook. The expansive living area easily accommodates oversized furniture and boasts a custom-built TV unit with a fireplace—perfect for relaxing evenings. Convenience is key with a laundry room strategically located on the main level. Heading upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a private ensuite bathroom. A spacious bonus room offers versatility and can easily be converted into a fourth upper-level bedroom if desired, providing ample space for family and guests. The fully developed basement is designed for entertainment and relaxation. It features a wet bar equipped with a fridge, sink and cabinetry, a dedicated movie theatre room for cinematic experiences at home, and an additional bedroom with a full bath. With a total 3511 square feet of developed living space, it is perfect for hosting guests or accommodating extended family. Step outside to a south-facing, pie-shaped lot with no neighbours behind, ensuring privacy and tranquility. The exterior boasts upgraded Hardie-Board siding, and the backyard is fully fenced with maintenance-free Duradeck composite decking. Spend summer nights around the firepit, and with a hot tub plug and concrete pad already in place, you can easily add that luxurious touch to your outdoor living space. This remarkable property seamlessly blends luxury, space, and modern amenities. It's more than a house; it's the perfect place to call home. Schedule a viewing today and experience all that this exceptional residence has to offer!

Inclusions:
Property Listed By:

Hot Tub, Sound System, Alarm System
CIR Realty

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













