



THE
A-TEAM

**RE/MAX
FIRST**

206 EVANSPARK Circle, Calgary T3P 0A5

MLS® #: **A2171904**

Area: **Evanston**

Listing Date: **10/09/24**

List Price: **\$724,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,000**
Low Sqft:
Ttl Sqft: **2,000**

Lot Information

Lot Sz Ar: **4,940 sqft**
Lot Shape:

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **220 Volt Wiring,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	10`11" x 8`8"
Foyer	Main	9`2" x 7`9"	Kitchen	Main	13`9" x 12`9"
Living Room	Main	16`0" x 13`10"	Laundry	Main	11`5" x 8`1"
4pc Bathroom	Upper		5pc Ensuite bath	Upper	
Bedroom	Upper	9`11" x 13`9"	Bedroom	Upper	10`1" x 12`6"
Bonus Room	Upper	14`11" x 14`8"	Bedroom - Primary	Upper	15`8" x 14`5"
Walk-In Closet	Upper	10`11" x 5`8"			

Title: **Fee Simple**
Legal Desc: **0713439**

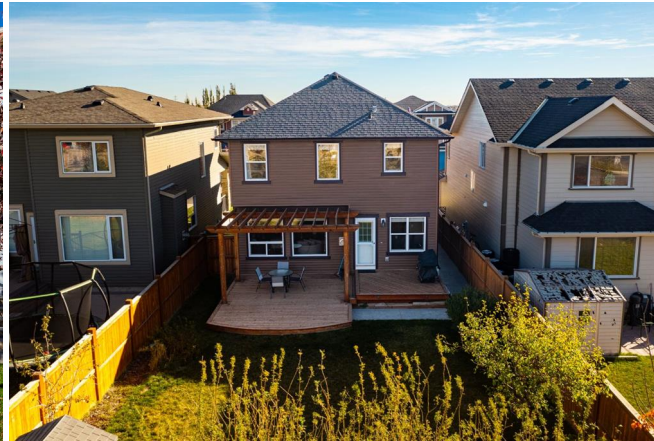
Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this beautifully maintained Sterling-built home, where pride of ownership shines through every detail. Offering 2,000 square feet of above-grade living space, the main floor boasts hardwood flooring and an inviting open-concept layout centered around a three-way fireplace that separates the living and dining areas. The upgraded kitchen features a large island with a raised eating bar, granite countertops, ample cabinetry, and high-end stainless steel appliances, with the added convenience of a walk-through pantry from the mudroom. A main-floor laundry room with washer, dryer, and a gas line provides extra flexibility. Upstairs, the spacious bonus room is perfect for a home theater or family area, while the primary suite offers a luxurious retreat with a walk-in closet and an ensuite that includes a soaker tub, separate shower, and double vanities. Outside, enjoy the expansive yard with a large deck and pergola, along with thoughtful upgrades like stamped concrete, a storage shed, and 220V power in the garage for your EV or garage heater. With an extra-wide driveway and stylish outdoor features, this home offers both comfort and convenience, all in a location close to schools, shopping, green spaces, and pathways—making it the perfect forever home!**

Inclusions: **Shed**
Property Listed By: **Real Broker**

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











206 Evanspark Cir NW, Calgary, AB

Main Floor Exterior Area 862.33 sq ft
Excluded Area 446.95 sq ft



206 Evanspark Cir NW, Calgary, AB

2nd Floor Exterior Area 1137.92 sq ft



206 Evanspark Cir NW, Calgary, AB

Basement (Below Grade) Excluded Area 732.55 sq ft

