



THE
A-TEAM

**RE/MAX
FIRST**

206 EVANSPARK Circle, Calgary T3P 0A5

MLS®#: **A2171904** Area: **Evanston** Listing **10/09/24** List Price: **\$714,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 01-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,940 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,000**
 Low Sqft:
 Ttl Sqft: **2,000**

DOM

73
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:

Zoning:
R-G

0713439

Remarks

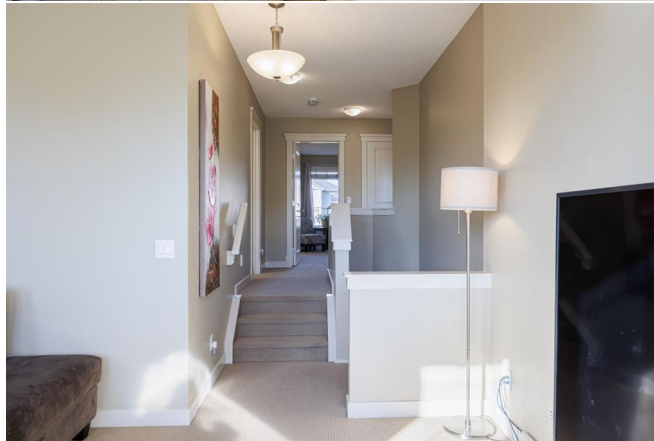
Pub Rmks: **Welcome to this beautifully maintained Sterling-built home, where pride of ownership shines through every detail. Offering 2,000 square feet of above-grade living space, the main floor boasts hardwood flooring and an inviting open-concept layout centered around a three-way fireplace that 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



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2nd Floor Exterior Area 1137.92 sq ft



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Basement (Below Grade) Excluded Area 732.55 sq ft

