

**310 Evanspark Circle NW  
Calgary, Alberta**

**MLS # A2164435**



**\$875,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, No Neighbours Behind, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wired for Sound		

**Inclusions:** Hot Tub, Sound System, Alarm System

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!