

116 Evanspark Circle NW  
Calgary, Alberta

MLS # A2230971



**\$869,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,610 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Other, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/a

Welcome to 116 Evanspark Circle NW a spacious two-storey residence with over 2,610?sq ft of beautifully maintained living space. Dramatic 18-ft foyer ceilings and elegant maple hardwood railings greet you, leading into an airy main floor featuring nine-foot ceilings, a large kitchen with granite counters, a centre island, and high-end stainless appliances. The cozy gas-fired fireplace adds warmth to the open-concept living and dining rooms. Upstairs, retreat to the 5-piece master suite, complete with soaker tub, separate shower and double vanities, complemented by two more bedrooms, a large bonus room, and a convenient den. The fully finished basement offers additional living space, perfect for family gatherings or a home office. Outdoors, enjoy a spacious north-facing backyard with a deck and access to nearby parks and pathway systems. With a double attached garage and proximity to amenities, this home combines elegance, space, and convenience—an ideal choice for growing families!