

# \$899,900 - 73 Evanspark Way Nw, Calgary

MLS® #A2240154

**\$899,900**

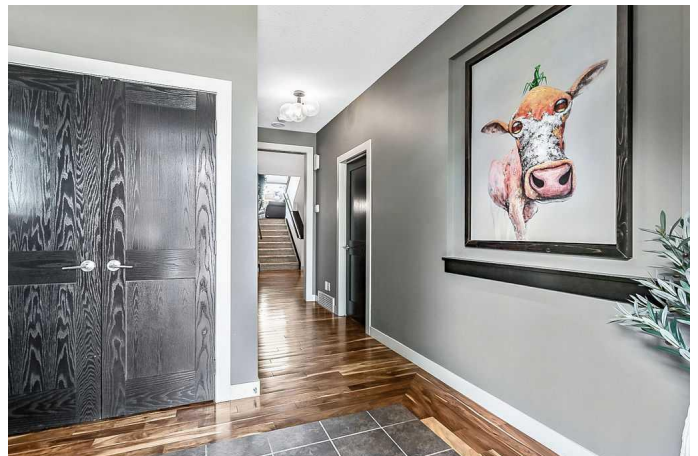
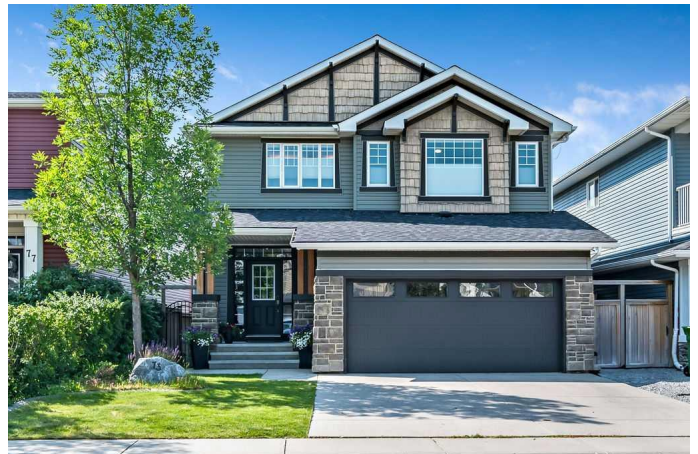
3 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

This pristine home is a rare gem and is loaded with character and meticulous details that elevate it above others in its price range. This INCREDIBLE MULTI LEVEL FLOOR PLAN is unique in the most positive ways and must be seen to be appreciated. The expansive dream kitchen boasts gorgeous granite waterfall countertops, built in Miele coffee maker, built in blender and an ultra convenient walk in butler's pantry with a 2nd fridge and lots of extra cabinetry and counter space - truly a chef's paradise. There is a spectacular bonus room with soaring vaulted ceilings, providing a perfect retreat or entertainment space. Throughout the home, you'll find the state of the art Lutron RA2 lighting system, power blinds, an R/O system, central vac, central air and water softener. For those who love outdoor living, the backyard does not disappoint. Enjoy the seamless indoor outdoor flow with a built in Napoleon BBQ, poured concrete plant bed curbing, patio w/firepit and a covered deck. There is also an 8' x 10' storage shed, an irrigation system, beautiful mature landscaping, GEMSTONE LIGHTING and a heated garage. Situated in a perfect child friendly location, this gorgeous home is just steps from a park and a stone's throw from schools and all essential conveniences. This home promises a lifestyle of luxury, comfort and ease. Don't miss the opportunity to make this exquisite residence your forever home!

Built in 2010



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240154      |
| Price          | \$899,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,321         |
| Acres          | 0.11          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 73 Evanspark Way Nw |
| Subdivision | Evanston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0E4             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator                         |
| Heating           | Forced Air                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit, Built-in Barbecue                         |
| Lot Description   | Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cedar, Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 18              |
| Zoning         | R-G             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.