

# \$799,900 - 114 Evanspark Terrace Nw, Calgary

MLS® #A2203668

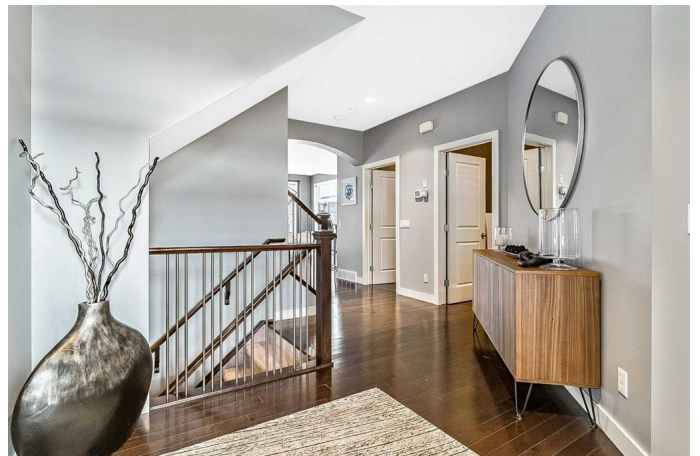
**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome to this stunning 2-storey home, perfectly situated in the heart of one of Calgary's most sought-after Northwest communities, Evanston. Offering over 2,300 square feet of meticulously maintained & thoughtfully upgraded living space, this home is as functional as it is stunning. Designed with family living in mind, it provides the perfect blend of comfort, style, & practicality. The main floor boasts a bright, open-concept layout, with multiple large north-facing windows that flood the space with natural light, while 9-foot ceilings throughout the main level are complemented by a striking 10-foot ceiling in the dining area, creating an inviting, airy atmosphere. The contemporary kitchen is a chef's dream, offering ample storage & counter space, a built-in wine cooler, sleek granite countertops, stainless-steel appliances along with extra seating at the spacious center island. Open to the gorgeous dining area, the kitchen is surrounded by windows and two sliding doors that lead to the outdoor space, promoting seamless indoor-outdoor living. On those chilly nights, retreat to the cozy family room, where you can unwind by the built-in gas fireplace, or keep an eye on the kids playing in the yard through any of the large windows. A main floor laundry, mudroom, & tastefully updated half bath complete this floor, ensuring both style and functionality. Upstairs, you'll find three generously sized bedrooms, a newly updated 4-piece bathroom, & a spacious bonus room featuring high



vaulted ceilings. Oversized windows fill the room with natural light, adding an air of elegance & sophistication to the space. The master bedroom is a true retreat, offering serene views of the lush greenery in the backyard. It also includes a luxurious, spa-like ensuite designed for both comfort & function. A massive walk-in closet with built-in organizers provides plenty of space & offers clean, functional storage solutions. The fully framed & insulated basement, featuring 9-foot ceilings, offers a blank canvas for you to personalize & transform the space to suit your needs. It includes a 3-piece rough-in for an additional bathroom & extra storage in the mechanical room, adding even more potential to this versatile area. Step outside & discover your own private oasis in the backyard. The beautifully landscaped yard features a 5-zone irrigation system, including lines for the greenhouse, garden beds, trees, and all grass areas, making maintenance easy & efficient. Youâ€™ll find two decks, each accessible from the dining room. With two gas hook-ups, outdoor cooking and entertaining will be a breeze. The backyard also boasts an upper-level built-in seating area, complemented by a greenhouse, raised beds, & mature trees, creating a serene retreat perfect for enjoying a fire or simply relaxing. The oversized 20x24 double attached garage offers 11-foot ceilings & ample storage. Donâ€™t miss out on this move in ready masterpiece!

Built in 2007

## Essential Information

MLS® #	A2203668
Price	\$799,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	114 Evanspark Terrace Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Landscaped, Gazebo, Many Trees, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	46
Zoning	R-G

### **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.