

# \$699,900 - 102 Evanspark Road Nw, Calgary

MLS® #A2224586

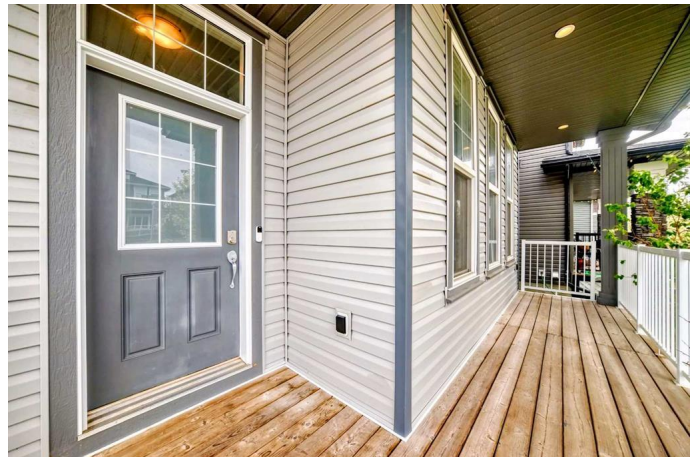
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Once Upon a Time in Evanston...In a land not so far away, nestled in the enchanted and sought-after realm of Evanston, stood a charming 2-story fairytale home, waiting for the next chapter of a perfect family's story to unfold. This magical dwelling, crafted with warmth and love, boasts 3 cozy bedrooms and 2 ½ sparkling baths—the perfect setting for comfort, laughter, and happily ever afters. Enter through the welcoming front door and you'll be greeted by a sunken living room, where South-facing windows let golden beams of sunlight dance across the gleaming Maple Birch Hardwood floors, keeping the home forever bright and warm. It's the perfect space to curl up with a good book or catch up on your favorite weekly fairytales with loved ones. A few steps up is your grand kitchen, fit for a royal feast. It features rich beech cabinetry, quartz countertops, and a magnificent granite-topped island that doubles as a gathering place for knights and nobles (or hungry little ones). With ample storage drawers, cabinets, and family seating, this is where both meals and memories are lovingly crafted. Off the kitchen is the dining area, perfect for daily and holiday feasts fit for Kings, Queens, and Nobles alike. Framed by large North-facing floor-to-ceiling windows and sliding patio doors, you'll dine under the stars and moonlight. Step outside to the large raised deck, where your gas smoker and BBQ await the next summer feast. Back through the mudroom and up the stairs awaits your royal



sanctuaryâ€”a primary suite where dreams begin and end. With a large walk-in closet and a spa-like ensuite, complete with a walk-in shower, corner soaker tub, and even a TV wall mount, your evenings can be spent soaking in luxury as the stars twinkle overhead or the latest Hollywood tale plays before you. Just outside the suite is a laundry room, with a stainless-steel washer and dryer and storage cupboards to keep things neat as a pin. Down the hall lie two more generous bedrooms, perfect for little princes and princesses, guests, or even your personal storybook den. Below the castle lies a basement brimming with potentialâ€”a blank parchment awaiting your personal tale. Whether you envision a playroom, cinema, or private wizardâ€™s study, the choice is yours. The backyard kingdom is beautifully low maintenance, ideal for both two-legged and four-legged companions, with room for cozy firepit gatherings under the stars. And behind the home? A mighty double garage, insulated, heated, and enchanted with 60A 120/240v wiring. It currently serves as a skilled woodworkerâ€™s haven, with built-in shelving and cabinets galore, but could easily transform into whatever realm you imagine. This is not just a houseâ€”itâ€™s the beginning of your â€œOnce Upon a Time.â€• A place where every hallway whispers stories, and every room invites you to write new ones. â€œHome is where your story begins.â€• Let yours begin here, on the magical corner of Evanspark Road NW.

Built in 2012

### **Essential Information**

MLS® #	A2224586
Price	\$699,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	102 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	22
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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