



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 EVANS COVE Heights, Calgary T3P 0A2**

MLS® #: **A2118088**

Area: **Evanston**

Listing Date: **04/25/24**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **5,285 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,116**  
Low Sqft:  
Ttl Sqft: **2,116**

DOM

**24**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, No Neighbours Behind, See Remarks, Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**

Heating: **Fireplace(s), Forced Air**

Sewer:

Ext Feat: **Outdoor Kitchen, Playground, Private Yard**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**

Int Feat:

**Central Vacuum, Double Vanity, Kitchen Island, Tankless Hot Water**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 11`10"	Dining Room	Main	13`0" x 12`5"
Living Room	Main	16`5" x 14`5"	Office	Main	10`9" x 10`5"
Mud Room	Main	12`4" x 8`4"	Family Room	Basement	21`8" x 11`8"
Other	Basement	15`11" x 11`11"	Furnace/Utility Room	Basement	12`4" x 11`4"
Bedroom - Primary	Upper	15`7" x 13`7"	Bedroom	Upper	12`2" x 9`3"
Bedroom	Upper	12`4" x 9`4"	Bedroom	Basement	12`11" x 11`7"
2pc Bathroom	Main	6`5" x 2`11"	4pc Bathroom	Upper	9`5" x 5`7"
5pc Ensuite bath	Upper	11`0" x 10`9"	3pc Bathroom	Basement	9`9" x 6`3"

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1</b>
Legal Desc:	<b>0611545</b>

# Remarks

Pub Rmks:	<p>Welcome to this stunning Evanston home, where tranquility meets functionality. Nestled in a prime location with a treed backyard, this property offers the perfect blend of privacy and convenience. As you step into the backyard, you'll be greeted by a sprawling composite deck that spans the entire back of the house, providing ample space for outdoor gatherings and relaxation. The outdoor kitchen, complete with a sink and built-in BBQ, makes entertaining a breeze, while a playset and outdoor shed offer additional convenience and storage options. A side patio, gated side alleyway, and side gate enhance the property's accessibility and add to its charm making it easy to load the trailer and head out of town for those who love camping. Inside, the home's unique layout boasts an open-to-below living room, creating an airy and spacious ambiance. The kitchen is a chef's dream, featuring stainless steel appliances and a double-sided island perfect for meal prep and casual dining. Cozy up by the double-sided fireplace in the living room, where hardwood floors flow seamlessly throughout the main level. A central vacuum system adds to the home's convenience, while a main floor laundry, office, and half bath cater to modern lifestyles. Upstairs, three bedrooms await, including the luxurious master suite overlooking a serene green space across the road. Pamper yourself in the master ensuite, complete with double sinks for added comfort. Two additional bedrooms and another full bath complete the upper level. The basement offers additional living space with a bedroom, 3-piece bathroom with heated floors, and a family room, providing ample room for guests or growing families. With its desirable location, thoughtful design, and abundance of amenities, this Evanston gem is sure to impress even the most discerning buyer. Don't miss your chance to call this exquisite property home!</p>
Inclusions:	Outdoor Shed, Built-In BBQ, Playset, Washer and Dryer (2nd Set)
Property Listed By:	eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





