



THE
A-TEAM

**RE/MAX
FIRST**

109 EVANSRIDGE Place, Calgary T3P0L5

MLS® #: **A2120689**

Area: **Evanston**

Listing Date: **04/08/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **6,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,729**
Low Sqft:
Ttl Sqft: **2,729**

DOM

41
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Level,Rectangular Lot,Views
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,ENERGY STAR Qualified Refrigerator,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**
Int Feat: **High Ceilings,See Remarks,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`5" x 3`1"
Dining Room	Main	14`1" x 13`9"
Pantry	Main	6`1" x 5`10"
2pc Bathroom	Main	6`11" x 3`1"
Balcony	Main	13`5" x 9`8"
5pc Ensuite bath	Second	10`10" x 15`1"
Bedroom	Second	11`11" x 10`7"

Room	Level	Dimensions
Living Room	Main	14`5" x 13`9"
Kitchen	Main	14`7" x 14`10"
Den	Main	8`9" x 6`9"
Mud Room	Main	10`6" x 9`4"
Bedroom - Primary	Second	17`8" x 15`1"
Walk-In Closet	Second	5`10" x 11`2"
Walk-In Closet	Second	4`10" x 4`4"

Bedroom	Second	11`11" x 10`7"	Walk-In Closet	Second	4`10" x 4`3"
4pc Bathroom	Second	5`0" x 8`10"	Bonus Room	Second	16`8" x 18`7"
Office	Second	9`8" x 10`6"	Laundry	Second	9`8" x 5`11"
Bedroom	Basement	13`6" x 12`5"	Great Room	Basement	14`0" x 27`0"
3pc Bathroom	Basement	8`8" x 5`5"	Furnace/Utility Room	Basement	27`10" x 6`4"
Legal/Tax/Financial					

Title:	Zoning:		
Fee Simple	R-1		
Legal Desc:	1210152	Remarks	
Pub Rmks:	<p>NESTLED ATOP A PICTURESQUE RIDGE in desirable community Evanston, Calgary !With panoramic views and a sprawling backyard oasis, this stunning residence offers a rare opportunity to embrace elevated living for those seeking convenience, tranquility and natural beauty in city! Step inside to discover a light-filled living space adorned with elegant finishes and an open-concept layout designed for modern living. High ceilings, skylight and large windows bathe the interiors in natural light, creating a warm and inviting ambiance throughout. Main floor features a warm greeting foyer, bright living room, massive dining area, a stone faced fireplace, a den, mudroom . A chef's dream kitchen equipped with top-of-the-line stainless steel appliances, granite countertops, ample cabinetry, and a dramatic island, perfect for culinary adventures and casual dining alike. The thoughtful designed upstairs offer comfort and privacy to your family. Retreat to the expansive master bedroom featuring a serene atmosphere, a walk-in closet, and a spa-like ensuite bathroom complete with dual vanities, a soaking tub, and a separate shower. Another two good sized bedrooms also have their own walk-in closets and a shared full bathroom. An office/flex room and a large bonus room provide additional space for work in home or recreation and relaxation. A laundry room with sink and storage make chores easier. Come to WALKOUT BASEMENT your will find another bedroom, a full bathroom, a great large sized family room, a wet bar. The home has an over 0.15 acres lot! A Huge landscaped west facing backyard is ideal for your family's outdoor activity and entertainment in summer. Close to schools, shopping mall, walking path and amenities meeting your daily needs. Don't miss your chance to experience the unparalleled beauty and serenity of ridge-top living. Call you realtor to schedule your tour today and discover the extraordinary lifestyle awaiting you in this exceptional home!</p>		
Inclusions:	N/A		
Property Listed By:	Grand Realty		

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









