



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 EVANSBROOKE Park, Calgary T3P 1E4**

MLS® #: **A2124358**

Area: **Evanston**

Listing Date: **04/18/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,520 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,843**  
Low Sqft:  
Ttl Sqft: **1,843**

DOM

**31**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Entrance,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garburator,Microwave,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **Bar,Ceiling Fan(s),Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Bedroom - Primary  
Bedroom  
Bedroom  
Walk-In Closet  
Living Room  
2pc Bathroom  
Entrance  
3pc Bathroom  
Living Room  
Furnace/Utility Room

Upper  
Upper  
Upper  
Upper  
Main  
Main  
Main  
Basement  
Basement  
Basement

12`9" x 11`11"  
9`7" x 10`3"  
10`5" x 9`5"  
6`0" x 5`5"  
13`6" x 16`11"  
4`10" x 5`4"  
8`0" x 6`5"  
4`11" x 7`4"  
16`5" x 13`10"  
12`6" x 11`7"

4pc Bathroom  
3pc Bathroom  
Bonus Room  
Kitchen  
Dining Room  
Laundry  
Bedroom  
Other  
Office

Upper  
Upper  
Upper  
Main  
Main  
Main  
Basement  
Basement  
Basement

8`9" x 11`6"  
9`0" x 4`11"  
11`7" x 18`11"  
11`10" x 11`7"  
11`9" x 11`7"  
5`6" x 5`2"  
9`5" x 10`1"  
5`6" x 7`9"  
8`0" x 10`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0410764**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

Welcome to your dream home! This stunning listing offers everything you've been searching for and more. With 4 spacious bedrooms, 3 full washrooms, and 1 convenient half washroom, this property is designed for comfortable and luxurious living. Step inside and be greeted by the warmth of a tiled gas fireplace, perfect for cozy nights with loved ones. The kitchen boasts exquisite quartz countertops, complemented by upgraded backsplash for a touch of elegance. Enjoy the convenience of a renovated half washroom on the main floor, along with a separate office space in the basement, ideal for remote work or study. Zebra blinds adorn every floor, providing both style and functionality, while ample storage space in the basement/furnace room ensures organization is a breeze. Entertain guests effortlessly with a wet bar and counter fridge in the basement, and revel in the comfort of a Lennox AC unit installed for those warm summer days. This home is not just functional but also equipped with thoughtful upgrades, including garage shelves for extra storage, a rough-in for RO at the kitchen counter/faucet, and a fridge with a water line for added convenience. A microwave wall unit and upgraded lighting add to the modern appeal. Step outside and discover your own oasis with a glass patio featuring solar lights, a recent addition worth \$15k, perfect for outdoor gatherings. Situated on a corner lot with lush trees and fully landscaped grounds, this property offers privacy and serenity. A side entrance to the backyard and a storage shed are added bonuses. Rest easy knowing your home is equipped with security cameras, including 2 outdoor cameras and a doorbell camera, along with Telus security for peace of mind. Every floor has been professionally painted and cleaned, showcasing the pride of ownership that emanates throughout. With its impeccable features and 10/10 presentation, this home is sure to steal your heart. Don't miss out on the opportunity to make it yours! Call your Favorite Realtor to book a Showing!

Inclusions:  
Property Listed By:

**Storage Shed, Security Cameras  
Diamond Realty & Associates LTD.**

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













