



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 EVANSMEADE Close, Calgary T3P 1E3**

MLS®#: **A2136980**

Area: **Evanston**

Listing Date: **06/07/24**

List Price: **\$695,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,673**

Low Sqft:

Ttl Sqft: **1,673**

Lot Information

Lot Sz Ar: **5,801 sqft**

Lot Shape:

DOM

**28**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Level, Pie Shaped Lot, Private**

Park Feat: **Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line, Private Yard**

Construction: **Concrete, Stone, Vinyl Siding**  
Flooring: **Carpet, Hardwood, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4' 6" x 4' 5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10' 9" x 12' 10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10' 3" x 10' 3"</b>	<b>Laundry</b>	<b>Main</b>	<b>8' 0" x 5' 6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12' 4" x 16' 1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5' 8" x 8' 8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9' 11" x 8' 8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8' 5" x 10' 11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" x 9' 11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12' 9" x 14' 5"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17' 0" x 12' 9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9' 4" x 5' 5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9' 4" x 11' 4"</b>	<b>Family Room</b>	<b>Basement</b>	<b>12' 2" x 22' 11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12' 8" x 10' 3"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-N**

**0311682**

Remarks

Pub Rmks: **You've just found your home in Evanston! This home is situated on a HUGE fully fenced pie lot, with sunny and private east facing backyard with a large composite deck, large storage shed, a firepit, with mature trees and perennials. Roof was done in 2017. The Front attached garage has a 32' driveway, that's long enough to accommodate your RV, loading and unloading the trailer will be a breeze! This home is ready for summer, equipped with an upgraded furnace with Air Conditioning, the Main floor has beautiful hardwood floor, a gas fireplace and well laid out kitchen with lots of cabinetry. Laundry and Half bath are conveniently located on the main floor. Upstairs you will find a large Bonus Room, 2 Bedrooms, 4-piece Bath, and the generous primary Bedroom is complete with walk-in Closet & 4 piece Ensuite! Basement is fully developed with Bedroom, 3-piece Bathroom, a large Family Room, and has very usable space under stairs and in utility room with shelving for extra storage. This home is situated on a quiet cul-de-sac in an established community and has quick access to Stoney Trail. This detached home is less than a 5 minute walk to the K-4 school, with another K-6 CBE school and K-9 Catholic school right in the community as well as CBE 5-9 under construction, getting kids to school couldn't be easier! This home has it all and is ready for the next family to make awesome memories!**

Inclusions: **Any shelving that is affixed to walls in house and garage by screws**  
Property Listed By: **Real Broker**

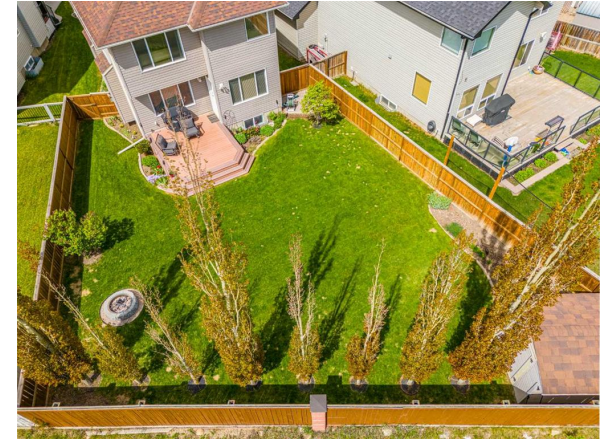
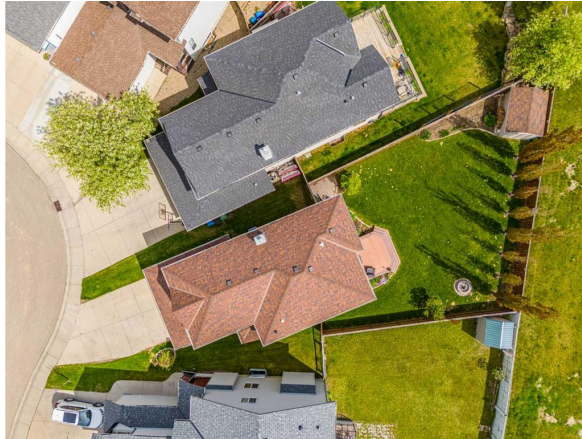
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











130 Evansmeade Close NW, Calgary, AB

Main Building Total Exterior Area Above Grade: 1672.73 sq ft



Main Floor  
Exterior Area 1700.00 sq ft

2nd Floor  
Exterior Area 952.73 sq ft

Basement (Below Grade)  
Exterior Area 1481.38 sq ft

0 5 10  
m

While figures are calculated from total floor area in (CGIDE) floor plans, all room dimensions and floor areas that are calculated approximately and are subject to independent verification.

PREPARED BY: iGUIDE