

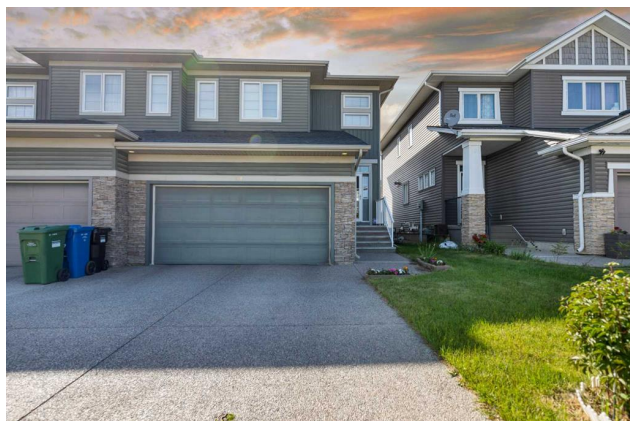


THE
A-TEAM

**RE/MAX
FIRST**

200 EVANSWOOD Circle, Calgary T3P 0K1

MLS® #: **A2143292** Area: **Evanston** Listing Date: **06/22/24** List Price: **\$640,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 19-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **325 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area
 Abv Sqft: **2,049**
 Low Sqft:
 Ttl Sqft: **2,049**

DOM

98
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Oven,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|---------------|-----------------------|-------------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 5`4" x 5`0" | Dining Room | Main | 12`5" x 9`8" |
| Foyer | Main | 5`6" x 12`4" | Kitchen | Main | 12`7" x 10`2" |
| Living Room | Main | 12`5" x 17`5" | Mud Room | Main | 7`5" x 10`4" |
| Office | Main | 8`8" x 10`1" | Pantry | Main | 5`1" x 7`5" |
| 4pc Bathroom | Second | 5`0" x 10`1" | 5pc Ensuite bath | Second | 11`8" x 17`6" |
| Bedroom | Second | 11`10" x 12`1" | Bedroom | Second | 12`7" x 9`9" |
| Laundry | Second | 8`7" x 5`4" | Bonus Room | Second | 12`2" x 12`11" |

Bedroom - Primary
4pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

12`6" x 14`9"
7`0" x 9`5"
158`0" x 25`2"
11`9" x 14`6"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

8`6" x 7`3"
10`11" x 14`6"
4`6" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1113046

Zoning:
R-2M

Remarks

Pub Rmks: **Situated in Evanston's highly sought-after location, this Nu Vista built 2049 square foot home with 3+1 bed and 3.5 bath is nestled in a circle, conveniently positioned within a 5-minute drive to three schools and two shopping centers. The main and upper floors boast of 9' CEILINGS with huge windows in every room to let in plenty of natural light. The primary bedroom in this house boasts a double-door entry, complete with a 5-piece ensuite bathroom and a walk-in closet. It also features a central bonus room, a laundry room, and two bedrooms with a full bathroom. Upon entering the house, you'll find a flex room on the main floor, where a two-sided fireplace with a top-to-bottom stone finish . The main floor front and back door comes equipped with a modern storm door which provides for a great cross ventilation in summer .The kitchen is blended with a high grade dark cabinetry and stainless steel appliances all surrounded by a beautiful granite countertop. The basement comes finished with a 1 bed and bath plus a large game area and kitchenette all with compliance to City code. The community benefits from an excellent bus frequency, a shopping center and the surrounding circle features a green space with soccer and baseball fields. The listing agent has an interest in the property.**

Inclusions:
Property Listed By:

None
eXp Realty

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

