



THE
A-TEAM

**RE/MAX
FIRST**

75 EVANSVIEW Point, Calgary T3P 0J6

MLS®#: **A2145348**

Area: **Evanston**

Listing Date: **06/28/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,940 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,132**

Low Sqft:

Ttl Sqft: **2,132**

DOM

4

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot,Private,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`6" x 5`10"	Kitchen With Eating Area	Main	12`0" x 11`0"
Pantry	Main	5`11" x 4`4"	Living Room	Main	16`11" x 13`11"
Dining Room	Main	10`10" x 9`3"	2pc Bathroom	Main	4`10" x 4`10"
Mud Room	Main	8`7" x 5`11"	Bedroom - Primary	Upper	17`11" x 12`3"
Walk-In Closet	Upper	6`3" x 6`3"	5pc Ensuite bath	Upper	12`9" x 11`5"
Bedroom	Upper	13`2" x 10`2"	Bedroom	Upper	10`10" x 10`7"
4pc Bathroom	Upper	10`10" x 5`11"	Bonus Room	Upper	16`11" x 13`11"

Laundry Upper 7'10" x 7'5" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1
Legal Desc: 1110522

Remarks

Pub Rmks: **Welcome to your dream home in the prestigious Evanston Ridge! This stunning 3-bedroom, 2.5-bathroom residence sits on a generous pie-shaped lot at the end of a serene cul-de-sac, offering unparalleled privacy and breathtaking panoramic views. With over 2,100 square feet of living space, this home offers a perfect blend of modern style and comfort. Step inside and be greeted by a spacious, open-concept floor plan adorned with high-end finishes and upgraded features throughout. The main floor boasts 9-foot ceilings and wide plank hardwood floors that flow seamlessly. The heart of the home is the gourmet kitchen, featuring a large island, stainless steel appliances, and a convenient walk-through pantry. Adjacent to the kitchen is a formal dining area perfect for hosting dinner parties, and a cozy living room with a natural gas fireplace, flanked by large windows that flood the space with natural light. Upstairs, you'll find a versatile bonus room that offers stunning ridge views, ideal for a family entertainment area, a serene retreat or an additional bedroom. The primary bedroom is a true sanctuary, complete with a luxurious 5-piece ensuite, dual vanities, a deep soaking tub, and a spacious walk-in closet. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The outdoor space is an entertainer's paradise. Step out from the dining area onto a concrete patio, perfect for outdoor dining or enjoying summer evenings around the fire pit. The fully landscaped backyard, lined with mature trees, offers a tranquil oasis with a beautiful water feature and a natural gas BBQ line, ready for your outdoor gatherings. Living in Evanston Ridge means you have access to a wealth of amenities. Enjoy leisurely walks along the scenic pathways, let the kids play in nearby playgrounds, and take advantage of the close proximity to shops and services at Symons Valley. This home combines luxury living with a community-oriented lifestyle, making it the perfect place to call home. Don't miss your opportunity to own this exceptional property in one of Evanston's most sought-after neighbourhoods. Schedule your private showing today and experience the beauty and charm of this magnificent home for yourself!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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













