



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 EVANSWOOD Circle, Calgary T3P 0K2**

MLS®#: **A2148647**

Area: **Evanston**

Listing Date: **07/22/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,000**

Year Built:

**2012**

Low Sqft:

Lot Information

Ttl Sqft:

**2,000**

Lot Sz Ar:

**5,758 sqft**

Lot Shape:

DOM

**56**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Cleared,Garden,No Neighbours Behind,Irregular Lot,Landscaped,Pie Shaped Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat:

**High Ceilings,Kitchen Island,No Smoking Home,Pantry,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 12`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 13`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 13`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`5" x 7`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`2" x 5`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`9" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 14`1"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>8`6" x 9`2"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`8" x 9`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`3" x 6`5"</b>	<b>Media Room</b>	<b>Second</b>	<b>13`5" x 14`4"</b>
<b>Nook</b>	<b>Second</b>	<b>5`1" x 3`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`5"</b>

**Bedroom  
Furnace/Utility Room**

**Second  
Basement**

**10`5" x 10`7"  
22`0" x 36`9"**

**Bedroom**

**Second**

**10`1" x 12`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113046**

Zoning:  
**R-2M**

Remarks

Pub Rmks:

**Welcome to your dream home! This stunning property offers 2000 sq ft of luxury nestled on a tranquil close with a spacious, sunny pie lot. As you enter, you'll be greeted by a private foyer that leads into an inviting open-concept kitchen, dining area, and living room, where a natural gas fireplace adds warmth and charm. The contemporary kitchen is a chef's delight, featuring granite countertops and a large peninsula island, perfect for both cooking and entertaining. The bright dining area is bathed in natural light from extra windows and opens onto a huge stone patio and an expansive pie-shaped backyard with Sprinkler system, ideal for outdoor gatherings. Rich dark hardwood floors in the living room, dining room, and kitchen, complemented by ceramic tile floors in all bathrooms and the upper laundry room, add a touch of elegance throughout. Upstairs, the master bedroom is a private retreat with a luxurious 5-piece ensuite bathroom and a walk-in closet. A large bonus room, two additional bedrooms, a main bathroom, and a convenient laundry room complete the upper floor, offering ample space for the whole family. This 3-bedroom, 2.5-bathroom home combines modern comfort with timeless style. Step outside to discover a beautiful yard, perfect for enjoying the outdoors. Situated close to Stony Trail, Creekside Shopping Centre, and public transit, this home offers both convenience and tranquility. Located in a family-friendly neighborhood with schools and parks nearby, this home is more than just a house; it's a haven for comfort, charm, and cherished family moments. Welcome home!**

Inclusions:  
Property Listed By:

**Sprinkler System  
RE/MAX Real Estate (Mountain View)**

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