



THE
A-TEAM

**RE/MAX
FIRST**

33 EVANSVIEW Court, Calgary T3P 0L6

MLS®#: **A2149648**

Area: **Evanston**

Listing Date: **07/29/24**

List Price: **\$1,165,500**

Status: **Active**

County: **Calgary**

Change: **-\$34k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,772**

Low Sqft:

Ttl Sqft: **2,772**

DOM

51

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Square Shaped Lot,Views**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Other,See Remarks**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 12`4"	Dining Room	Main	14`6" x 10`4"
Living Room	Main	15`4" x 14`6"	Flex Space	Main	11`11" x 10`8"
Game Room	Basement	27`11" x 19`4"	Bonus Room	Upper	15`7" x 14`1"
Wine Cellar	Basement	9`6" x 2`2"	Laundry	Main	6`1" x 3`8"
Furnace/Utility Room	Basement	10`6" x 8`4"	Balcony	Upper	14`2" x 5`8"
Balcony	Main	14`2" x 5`8"	Bedroom - Primary	Upper	15`11" x 14`6"
Bedroom	Upper	11`10" x 11`2"	Bedroom	Upper	11`10" x 10`2"
Bedroom	Upper	11`3" x 10`11"	Bedroom - Primary	Basement	14`3" x 11`2"
2pc Bathroom	Main	5`11" x 5`3"	4pc Bathroom	Basement	9`2" x 4`11"
4pc Bathroom	Upper	10`11" x 5`11"	6pc Ensuite bath	Upper	12`8" x 11`7"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1213648
 Zoning: R-1s

Remarks

Pub Rmks: **OPEN HOUSE : AUGUST 24 & 25 (SATURDAY AND SUNDAY) 1PM TO 4PMWelcome to this unique residence in the heart of Evanston, Calgary, where luxury living and breathtaking views converge. This 2016-built gem offers an extraordinary living experience, withholding 5 bedrooms, 4 bathrooms, and a total of 3,746.0 square feet of beautifully designed living space. Prepare to be enchanted by the once-in-a-lifetime opportunity to own a home with stunning scenery that will leave you speechless. Enjoy captivating views from various vantage points, with sunset and sunrise views overlooking NW Calgary, making every moment spent in this home a truly memorable experience. Sitting on a pristine lot located just 15 minutes from the airport and 5km from major shopping centers. Location is ideal. As you step inside, you'll be greeted by 9-foot ceilings on the main floor, creating an open and airy ambiance that exudes a sense of grandeur. The 8-foot doors on the main floor add a touch of elegance, complementing the overall upscale design. Elegance and practicality unite with the engineered hardwood flooring, offering both style and durability. QUARTZ SLAB. 40" fireplace with built in wall features and cabinets with crown mold finish. The gourmet kitchen, complete with built-in KitchenAid appliances, is a culinary enthusiast's dream, providing the perfect space to create culinary masterpieces and entertain guests with ease on an extended quartz Island. Step outside to discover the true essence of indoor-outdoor living, as two decks in the back of the house beckon you to embrace the serene surroundings and revel in the tranquility that Evanston offers. The 9 ft ceiling basement is a true entertainer's paradise, featuring a sophisticated wet bar with a commercial wine fridge, ensuring that your collection of fine wines is always at the perfect temperature for indulgence. Could easily include a kitchen in the basement at the owners choice. Parking is a breeze with a triple parking driveway, providing ample space for your vehicles and guest parking, making hosting gatherings a seamless experience. Located in the sought-after neighborhood of Evanston, this home offers the perfect blend of luxury, comfort, and convenience. Embrace the tranquil surroundings and enjoy the close proximity to amenities, schools, parks, and green spaces, making it an ideal place to call home. Seize this extraordinary opportunity to own a slice of paradise in Evanston, Calgary. Arrange your private viewing today and experience the luxury living in this remarkable residence.**

Inclusions: negotiable
 Property Listed By: eXp Realty

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