



THE
A-TEAM

**RE/MAX
FIRST**

126 EVANSFIELD Rise, Calgary T3P 0L7

MLS®#: **A2149791** Area: **Evanston** Listing **07/17/24** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,445 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,043**
 Low Sqft:
 Ttl Sqft: **2,043**

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Rectangular Lot**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,On Street

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 12`11"
Dining Room	Main	10`0" x 9`6"
Office	Main	6`11" x 6`6"
Foyer	Main	10`3" x 4`6"
Bedroom - Primary	Second	12`11" x 11`11"
Bedroom	Second	10`8" x 10`4"

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`0"
Mud Room	Main	7`1" x 6`11"
2pc Bathroom	Main	6`6" x 5`1"
Bonus Room	Second	17`11" x 15`9"
5pc Ensuite bath	Second	9`7" x 9`5"
Bedroom	Second	10`8" x 10`4"

Laundry

Second

5`7" x 3`8"

4pc Bathroom
Legal/Tax/Financial

Second

8`2" x 5`4"

Title:
Fee Simple
Legal Desc:

0035402403

Zoning:
R-1N

Remarks

Pub Rmks: ***** OPEN HOUSE SAT SEPT 14 1-3PM!!! ** Looking for that FLEXIBLE LOT with a LARGE HOME? Here it is! INSIDE corner on a QUIET crescent - NO sidewalks to shovel, NO community mailboxes, NO fire hydrant - just lots of parking and an EXTRA WIDE yard with EAST, SOUTH AND WEST exposure! Now step inside to this QUALITY built TRICO home offered by the original owner: FRESHLY painted, main floor features hardwood floors, nine foot ceilings with knockdown finish, main floor office/flex room, OPEN concept Living, dining and Kitchen including NEW oven, NEW microwave/hood OTR, LARGE island, GRANITE counters and room for a table for eight. GENEROUS side pantry for food and small appliances! Mudroom off garage has oversized closets and room to build in lockers or cabinetry. Upstairs you will find a huge bonus room that could be converted to a large 4th bedroom, two rooms on the south side of the home, and a private primary bedroom overlooking the backyard, complete with WALK-IN CLOSET, 5-PIECE ENSUITE. Second floor LAUNDRY and study nook complete the ideal 2nd floor plan. The unfinished basement is almost 900 square feet of open space that could be developed into a variety of uses. All this in sought after Evanston, close to 14th Street, Stoney Trail, schools, shopping, parks and trails.**

Inclusions:
Property Listed By:

N/A
Royal LePage Solutions

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









