



THE
A-TEAM

**RE/MAX
FIRST**

42 EVANSFORD Grove, Calgary T3P 1G7

MLS®#: **A2150274** Area: **Evanston** Listing Date: **07/18/24** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,025 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,927**
 Low Sqft:
 Ttl Sqft: **1,927**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,No Neighbours Behind,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 9`5"	Kitchen	Main	10`10" x 10`9"
Breakfast Nook	Main	6`0" x 10`9"	Dining Room	Main	9`11" x 13`9"
Living Room	Main	13`0" x 13`9"	Mud Room	Main	3`9" x 6`10"
Bedroom - Primary	Upper	13`0" x 15`0"	Bedroom	Upper	9`11" x 9`11"
Bedroom	Upper	9`8" x 9`11"	Bonus Room	Upper	14`8" x 16`10"
Laundry	Upper	3`0" x 5`2"	Bedroom	Basement	11`3" x 16`2"
Family Room	Upper	12`3" x 20`9"	2pc Bathroom	Main	3`1" x 7`8"

4pc Bathroom
4pc Bathroom

Upper
Basement

5`0" x 9`11"
5`0" x 10`9"

4pc Ensuite bath

Upper

7`9" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414006

Zoning:
R-1N

Remarks

Pub Rmks: **Stunning 4-bedroom, 3.5-bathroom home spanning 1927 square feet in the desirable community of Evanston. This fully finished residence backs onto a lush green space and is just steps away from an off-leash dog area, offering a serene and pet-friendly environment. The main floor features a cozy natural gas fireplace, creating a warm and inviting living space. Upstairs, you'll find a HUGE bonus room, perfect for family gatherings or a recreational area. The fully finished basement includes an additional bedroom, providing extra living space and flexibility for guests or family members. The property boasts a large deck, ideal for outdoor entertaining, and a beautifully landscaped yard, enhancing the overall appeal of the home. Located in a quiet area of Evanston, residents can enjoy an abundance of amenities and convenient access to local services. This home perfectly combines comfort, style, and a prime location. The roof was replaced in 2022. Laundry services are ready to go also in the basement.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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