



THE
A-TEAM

**RE/MAX
FIRST**

385 EVANSBOROUGH Way, Calgary T3P 0R3

MLS®#: **A2150781** Area: **Evanston** Listing Date: **07/18/24** List Price: **\$924,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,316 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,418**
 Low Sqft:
 Ttl Sqft: **2,418**

DOM

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

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **City Lot,Lawn,Landscaped**
 Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Front Drive,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle,Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Manufactured Floor Joist**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Appliances,Humidifier,Microwave,Washer/Dryer**
 Int Feat: **Central Vacuum,Double Vanity,High Ceilings,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 6`5"
Foyer	Main	10`1" x 7`2"
Living Room	Main	12`11" x 13`4"
Office	Main	7`7" x 13`1"
5pc Ensuite bath	Second	12`10" x 12`11"
Bedroom	Second	11`4" x 9`6"

Room	Level	Dimensions
Dining Room	Main	9`11" x 10`4"
Kitchen	Main	15`3" x 8`4"
Mud Room	Main	13`0" x 7`8"
5pc Bathroom	Second	5`7" x 10`11"
Bedroom	Second	9`4" x 12`3"
Bedroom	Second	11`4" x 9`6"

Bonus Room
Bedroom - Primary
Game Room

Second
Second
Lower

13`5" x 14`0"
12`11" x 12`1"
27`11" x 35`11"

Laundry
3pc Bathroom
Storage

Second
Lower
Lower

9`2" x 5`7"
8`2" x 4`11"
10`10" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510017

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 385 Evansborough way, a stunning and extensively upgraded home that exudes pride of ownership. Designed by the renowned Amanda Hamilton, this former Dream Homes showhome is still showcased on their website, and it's easy to see why. With four spacious bedrooms upstairs and a fully developed basement, this home offers ample space for a growing family. Step inside the grand 19' front entry, flooded with natural light, and you'll find built-in lockers that provide both convenience and a sense of tranquility. The main floor boasts engineered hardwood and tile throughout, with a large mudroom featuring built-ins, a walk-through pantry, and a cozy office/den with barn doors and a built-in day bed. The chef's kitchen is a true highlight, featuring a gas range with an upgraded hood vent, a farmhouse basin sink, and an in-cabinet dishwasher that blends seamlessly with the cabinetry. The full stone backsplash and upgraded finishings add a touch of luxury and elegance to the space. The living area is perfect for relaxation, with a brick fireplace and Sonos speakers built in throughout the home. The tandem garage accommodates three cars and includes a 240 EV rough-in for electric vehicle charging. The home also features A/C, an in-ground sprinkler system, an Eco Bee thermostat, Vacuflo, and a smart connectivity panel. The outdoor space is equally impressive, with a large two-tier deck equipped with a natural gas rough-in for a BBQ and a fire table, as well as a privacy screen for outdoor entertaining. The private front entry is surrounded by mature trees and landscaping, providing a peaceful retreat. The upper level features hardwood flooring throughout, except for the bonus room, which boasts vaulted ceilings along with the primary bedroom. The primary suite is a serene haven with ample closet space and a luxurious ensuite. The basement is fully developed, offering additional living space and endless possibilities. This space boasts upgraded in-floor insulation, underlay and carpet to ensure a smooth transition to the lower level. Here you will find a three piece bathroom with tile shower and live edge counter tops throughout. Located in the heart of Evanston on a quiet, peaceful street, this home is in close proximity to neighborhood schools, including two Catholic and one public school, with a new middle school under construction. The new entrance at 144th will soon provide even easier access to the community. The convenience of the pathway system and ravine just down the street add to the charm of this property. Don't miss this rare opportunity to own a former showhome designed by one of the best in the business. Schedule your viewing today and experience the exceptional lifestyle this home has to offer.

Inclusions:
Property Listed By:

Wall Mounted Tv unit in Bonus room. Sonos System, Smart home wall panel. Daybed in Office
Charles

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











