



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 EVANS COVE Circle, Calgary T3P 0A2**

MLS® #: **A2150904**

Area: **Evanston**

Listing Date: **07/19/24**

List Price: **\$749,998**

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: **5,597 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,294**  
Low Sqft:  
Ttl Sqft: **2,294**

DOM

**59**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 3`2"
Dining Room	Main	13`8" x 20`11"
Kitchen	Main	10`10" x 7`10"
4pc Bathroom	Upper	9`1" x 5`1"
Bedroom	Upper	9`11" x 10`0"
Bedroom	Upper	10`0" x 10`2"
Bedroom - Primary	Upper	12`11" x 18`4"

Room	Level	Dimensions
Breakfast Nook	Main	10`10" x 10`10"
Foyer	Main	5`9" x 9`7"
Living Room	Main	14`1" x 21`11"
4pc Ensuite bath	Upper	11`2" x 12`7"
Bedroom	Upper	10`0" x 10`0"
Bonus Room	Upper	12`4" x 11`5"

---

Title: **Fee Simple**                      Zoning: **R-1**  
Legal Desc: **0513017**

Remarks

---

Pub Rmks:                      **Wow! 2,294 sqft of living space! Welcome to your new home, nestled in the sought-after community of Evanston! This home boasts 4 bedrooms and 2.5 baths, encompassing over 2,200 square feet of living space. As you enter you will fall in love with an open concept floor plan that features 9'ceiling, expansive windows & spacious living room with a beautiful fireplace. The kitchen has stainless steel appliances and a centre island that is perfect for entertaining and flows into your dining room which is flooded in natural light and provides access to your back deck. Venture further into the upper floor and discover a versatile BONUS ROOM, poised to accommodate your unique lifestyle needs. Whether it becomes a cozy reading nook, a vibrant play area, or a serene yoga studio, the possibilities are endless. Accompanying the master retreat are three additional bedrooms, each thoughtfully appointed to offer privacy and comfort. Bathed in natural light, these rooms serve as tranquil havens for relaxation and rest. Evanston is more than just a neighbourhood, it's a vibrant community filled with friendly faces and endless opportunities for adventure. A great community to raise your family ,close to school , park, playground, shopping and other amenities. Easy access to major roads. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\***

Inclusions:                      **None**  
Property Listed By:            **Royal LePage Benchmark**

---

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