



THE
A-TEAM

**RE/MAX
FIRST**

568 EVANSBOROUGH Way, Calgary T3P 0M7

MLS® #: **A2152853**

Area: **Evanston**

Listing Date: **07/26/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

DOM

52
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 14`0"	Kitchen	Main	14`9" x 12`5"
Dining Room	Main	13`0" x 9`11"	Den	Main	12`4" x 9`8"
Laundry	Main	11`5" x 7`3"	Bonus Room	Second	19`8" x 12`5"
Bedroom - Primary	Second	13`11" x 12`8"	Bedroom	Second	11`2" x 9`11"

Bedroom
4pc Bathroom

Second
Second

10`0" x 9`11"

2pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Main
Second

Title:
Fee Simple
Legal Desc:

1213641

Zoning:
R-1

Remarks

Pub Rmks:

Discover the charm and spaciousness of this immaculately maintained home. Featuring 9-FOOT CEILINGS on BOTH THE MAIN AND UPPER FLOORS, and 8-FOOT DOORS throughout, giving a remarkable feeling of space. The expansive 18-FOOT HIGH CEILING in the living room creates a grand focal point, complemented by a stone fireplace surround. The open-concept design seamlessly connects the kitchen and living room, both of which overlook the beautiful backyard and deck, ideal for outdoor entertaining. The gourmet kitchen boasts GRANITE COUNTERTOPS, a SPACIOUS ISLAND, GAS COOKTOP, and a WALK-IN PANTRY. The practical laundry room is equipped with a convenient sink. The main floor further features a DEDICATED DEN/OFFICE SPACE. On the upper floor, you'll find a versatile BONUS ROOM with a SKYLIGHT, perfect for relaxation or play, and a master bedroom featuring a WALK IN CLOSET, and a luxurious ensuite bath with a DOUBLE SINK VANITY, SOAKER TUB, and SEPERATE SHOWER. Two additional well-sized bedrooms and 4 piece bathroom provide ample space and usability for family or guests. Plus, enjoy the convenience of quick access to schools, parks, playgrounds, shopping, paths and more, making this home a truly exceptional find.

Inclusions:
Property Listed By:

Backyard storage shed
Homecare Realty Ltd.

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











