



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 EVANSVIEW Park, Calgary T3P0J5**

MLS®#: **A2156049**

Area: **Evanston**

Listing Date: **08/08/24**

List Price: **\$879,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,886 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**41**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Water Softener**  
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`3" x 5`10"
Laundry	Main	8`3" x 8`1"
Kitchen	Main	18`7" x 10`4"
Living Room	Main	16`7" x 14`11"
Bonus Room	Upper	18`11" x 13`2"
Bedroom	Upper	10`0" x 12`0"
Bedroom - Primary	Upper	11`11" x 15`9"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`10"
Office	Main	10`0" x 10`10"
Dining Room	Main	12`1" x 12`4"
Pantry	Main	4`7" x 4`3"
4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`0" x 11`0"
4pc Ensuite bath	Upper	8`8" x 12`11"

Walk-In Closet  
Bedroom  
Family Room

Upper  
Basement  
Basement

5`4" x 9`11"  
10`10" x 10`10"  
15`5" x 14`5"

3pc Bathroom  
Game Room  
Storage

Basement  
Basement  
Basement

5`9" x 9`1"  
12`4" x 11`5"  
4`11" x 9`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1

1110522

Remarks

Pub Rmks:

**Perfectly maintained stunning home in the heart of Evanston. Two high-ceilings in both living room and front entrance which bring in plenty of natural lights. An open concept kitchen with contemporary appliances and ample storage space next to your dining area. With abundant natural light, this dining area offers a warm and inviting space for family meals and social occasions. The French door lead to your Office in the middle on the main floor. The 12\*16 feet spacious primary bedroom comes with a great size bathroom and a huge walk-in closet. The other two standard size bedrooms are on each side of your upper hallway, brings you quieter sleep and more privacy. Don't forget the big bonus room, it's the best area to spend a night for movies. Owner also finished the basement 3 years ago. A guest bedroom which can fit a king size bed and a full bath. A flexible space that can serve as a game room, home theater and additional storages, offering extra room to suit your needs. This home combines stylish design with practical features, creating an inviting atmosphere that is sure to feel like home. Its open layout and bright, airy spaces are perfect for both relaxation and entertainment. Thank you for considering this exceptional home. I look forward to the opportunity to help you find your new dream home!**

Inclusions:  
Property Listed By:

N/A  
Grand Realty

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











