



THE
A-TEAM

**RE/MAX
FIRST**

88 EVANSFORD Circle, Calgary T3P 0A9

MLS® #: **A2156388**

Area: **Evanston**

Listing Date: **08/09/24**

List Price: **\$644,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,219 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,583**
Low Sqft:
Ttl Sqft: **1,583**

DOM

40
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer**
Int Feat: **Kitchen Island, Pantry, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Kitchen	Main	10`11" x 10`6"
Living Room	Main	13`9" x 14`7"
4pc Ensuite bath	Second	6`0" x 7`11"
Bedroom	Second	10`2" x 8`8"
Bedroom - Primary	Second	16`7" x 14`4"
Flex Space	Basement	8`10" x 10`8"

Room	Level	Dimensions
Dining Room	Main	9`6" x 9`11"
Laundry	Main	9`10" x 6`6"
4pc Bathroom	Second	8`9" x 6`11"
Bedroom	Second	10`2" x 9`2"
Bonus Room	Second	16`7" x 14`4"
3pc Bathroom	Basement	5`10" x 7`5"
Game Room	Basement	12`5" x 18`1"

Furnace/Utility Room

Basement

4`0" x 12`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0711745

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome to this amazing 3-bedroom 3.5 bath home, with a fully finished basement. This home comes complete with a huge south and east facing yard over 131 feet deep, 39.98m, PLUS backing onto a huge green space for more privacy, to enjoy your very own pool on those hot summer days. Thanks to a recent hail storm this house it getting new shingles and more! The main floor boasts newer luxury vinyl plank flooring, fresh paint, through the open concept. The kitchen has newer stainless-steel appliances with plenty of light flowing in from large windows in the dining and living rooms. Upstairs has the primary bedroom with a large walk-in closet, and a 4-piece ensuite oasis. Also, upstairs there are two more additional bedrooms, and a bonus room with vaulted ceilings, all upstairs carpeting was changed in recent years. The basement includes a flex room that could easily become a 4th bedroom, an office / den, and of course another full bathroom. Located in Evanston with loads of community schools for both public and separate boards, great local shopping, and easy access to major roads!

Inclusions:

Property Listed By:

Window Coverings, Pool, Pool Heater

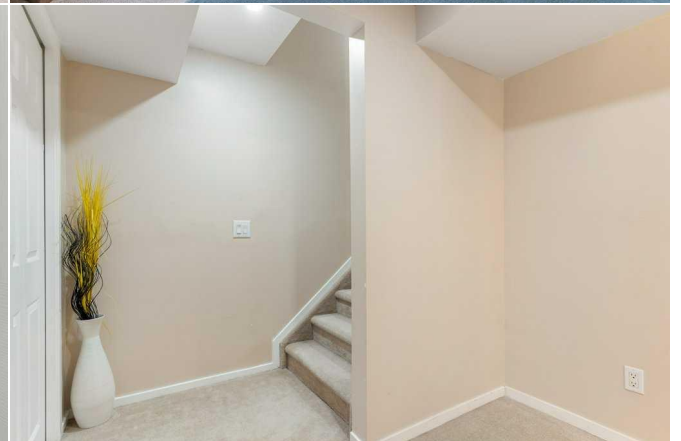
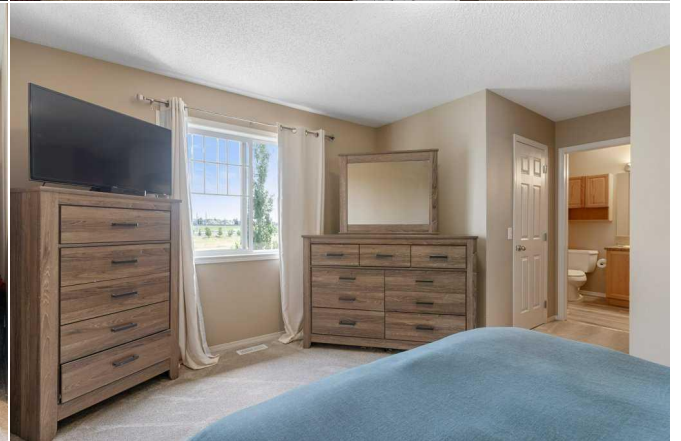
CIR Realty

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

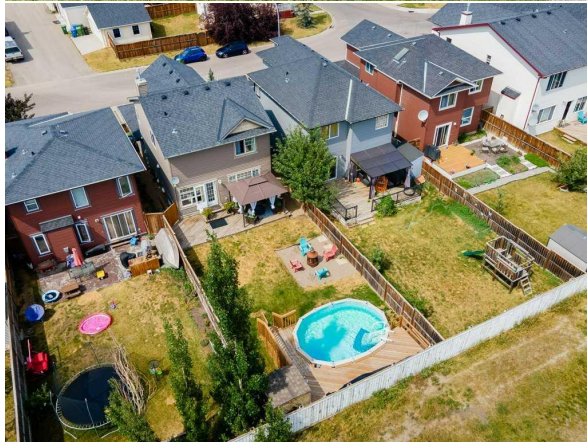
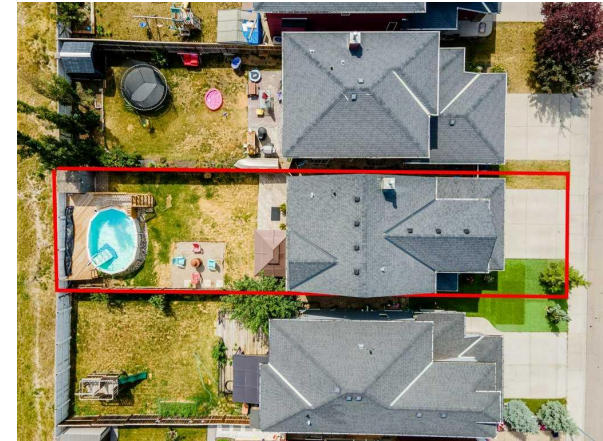












88 Evansford Cir NW, Calgary, AB

1st Floor Exterior Area 657.79 sq ft
Excluded Area 455.23 sq ft



PREPARED: 2024/08/03

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

88 Evansford Cir NW, Calgary, AB

2nd Floor Exterior Area 588.28 sq ft
Excluded Area 12.28 sq ft



PREPARED: 2024/08/03

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88 Evansford Cir NW, Calgary, AB

Basement (Below Grade) Exterior Area 577.75 sq ft
Excluded Area 5.65 sq ft



PREPARED: 2024/08/03

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.