



THE
A-TEAM

**RE/MAX
FIRST**

118 EVANSMEADE Crescent, Calgary T3P1B9

MLS®#: **A2158551** Area: **Evanston** Listing Date: **08/17/24** List Price: **\$849,999**
 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: **4,348 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,219**
 Low Sqft:
 Ttl Sqft: **2,219**

DOM
32
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Rectangular Lot,Sloped Down,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	9`4" x 8`1"	Living Room	Main	21`6" x 14`0"
Kitchen	Main	14`4" x 13`1"	Dining Room	Main	9`6" x 9`4"
2pc Bathroom	Main	5`0" x 4`9"	4pc Bathroom	Second	9`7" x 5`0"
5pc Ensuite bath	Second	10`3" x 14`2"	Bedroom	Second	9`8" x 10`5"
Bedroom	Second	10`0" x 13`3"	Bedroom	Second	10`2" x 9`5"
Bonus Room	Second	14`2" x 19`6"	Bedroom - Primary	Second	13`0" x 21`7"
Walk-In Closet	Second	6`9" x 6`5"	4pc Bathroom	Basement	7`9" x 5`0"

Bedroom
Game Room

Basement
Basement

10`9" x 9`8"
2`6" x 15`3"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

8`0" x 8`11"
24`11" x 8`7"

Title:
Fee Simple
Legal Desc:

0214372

Zoning:
R-1N

Remarks

Pub Rmks:

Discover this stunning custom-built home in Evanston! NE Facing Corner Lot It's perfect for families or as an investment opportunity with a separate entry for renting out the lower level while enjoying the main residence upstairs. With breathtaking VIEWS from TWO levels of DECKS, an open concept flooded with natural light, and a GOURMET kitchen featuring WATERFALL quartz counters and stainless appliances, with a brand-new fridge it's perfect for entertaining. There are 5 bedrooms including a luxurious master suite with French doors opening to the upper deck. Main floor has office/Den is perfect for work from home or use as an additional bedroom, All closets have CALIFORNIA closets which comes with inbuilt laundry basket, lots of windows to bring natural light , All bathroom showers have glass doors The professionally developed walk-out basement boasts a fifth bedroom, spacious rec room, and optional kitchen, along with a concrete patio and fully finished storage. Located in a quiet neighborhood with easy access to Stoney Trail and within walking distance to schools, shopping and transit this North-facing gem is ready to become your new home. Book your showing today. *** Key Features: ***** • Breathtaking Views: Enjoy stunning views from two levels of decks. • Open Concept Design: Flooded with natural light, perfect for entertaining. • Gourmet Kitchen: Features waterfall quartz counters, stainless steel appliances, and a brand-new fridge. • Luxurious Bedrooms: 5 bedrooms, including a master suite with French doors opening to the upper deck. • Main Floor Office/Den: Ideal for working from home or as an additional bedroom. • California Closets: All closets feature custom organizers with built-in laundry baskets. • Natural Light: Abundant windows throughout the home bring in ample natural light. • Modern Bathrooms: All bathrooms feature showers with glass doors. • Professionally Developed - Walk-Out Basement - CORNER LOT : Includes a fifth bedroom, spacious rec room, optional kitchen, concrete patio, and fully finished storage**

Inclusions:
Property Listed By:

None
eXp Realty

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