



THE
A-TEAM

**RE/MAX
FIRST**

146 EVANSPARK Circle, Calgary T3P 0A7

MLS®#: **A2158682**

Area: **Evanston**

Listing Date: **08/22/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,651**
Low Sqft:
Ttl Sqft: **2,651**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 14`1"
Dining Room	Main	13`11" x 13`9"
Laundry	Main	14`1" x 9`5"
Bonus Room	Upper	18`11" x 15`5"
Bedroom - Primary	Upper	14`7" x 13`3"
5pc Ensuite bath	Upper	13`11" x 10`5"

Room	Level	Dimensions
Kitchen	Main	13`11" x 13`5"
Pantry	Main	8`6" x 4`1"
2pc Bathroom	Main	7`9" x 5`5"
Loft	Upper	14`7" x 8`3"
Walk-In Closet	Upper	8`7" x 5`0"
Bedroom	Upper	13`11" x 9`11"

Walk-In Closet
Walk-In Closet
Family Room
Flex Space
4pc Bathroom

Upper 5`11" x 4`7"
Upper 4`11" x 4`6"
Basement 18`0" x 17`0"
Basement 9`3" x 5`11"
Basement 9`2" x 6`8"

Bedroom
4pc Bathroom
Bedroom
Flex Space
Furnace/Utility Room

Upper 13`11" x 10`0"
Upper 9`7" x 4`11"
Basement 12`2" x 9`9"
Basement 12`9" x 10`3"
Basement 15`3" x 8`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0713439**

Zoning: **R-1**

Remarks

Pub Rmks: Welcome to this stunning 2-story home in the highly desirable community of Evanston, offering over 3,669 square feet of meticulously developed living space. Step into an impressive main level, featuring stylish vinyl plank flooring and a bright, open layout. The living room boasts a wood-burning fireplace adorned with exceptional stonework, a charming mantle, and thoughtfully designed alcoves. The kitchen is a chef's delight, showcasing luxurious granite countertops, high-end cabinets, and an expansive island perfect for entertaining. A convenient walk-through pantry connects the kitchen to the mudroom, making it ideal for busy families. The primary bedroom is a serene retreat with a massive walk-in closet, and a vaulted spa-like 5-piece ensuite bathroom complete with a soaking tub. The upper level also offers a huge vaulted bonus room, perfect for large families, along with three generously sized bedrooms, each with its own walk-in closet, and an additional 4-piece bathroom. The fully developed basement adds even more living space, featuring a 4th bedroom, a bathroom, a den, a wet bar, and a large recreation room perfect for entertaining guests. Outside, you'll find a spacious backyard with a maintenance-free deck, ideal for relaxing and enjoying the outdoors. This well-cared-for, immaculate home has been freshly painted and loaded with custom upgrades. Steps from a playground and minutes away from new elementary schools and shopping. Don't miss the opportunity to make this your dream home. Book your private showing today or explore the 3D tour online!

Inclusions: **na**
 Property Listed By: **eXp Realty**

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













