



THE
A-TEAM

**RE/MAX
FIRST**

158 EVANS COVE Circle, Calgary T3P0E2

MLS® #: **A2159554** Area: **Evanston** Listing Date: **08/21/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,286**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,068 sqft** Ttl Sqft: **2,286**
 Lot Shape:

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Few Trees, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Hardwood, Vinyl Plank**
 Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Freezer, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Bookcases, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 5'0"	Dining Room	Main	14'6" x 13'8"
Kitchen	Main	12'7" x 19'8"	Laundry	Main	9'10" x 8'11"
Living Room	Main	18'11" x 17'5"	Pantry	Main	4'11" x 10'6"
4pc Bathroom	Upper	5'0" x 8'1"	5pc Ensuite bath	Upper	122'3" x 9'3"
Bedroom	Upper	10'7" x 10'8"	Bedroom	Upper	100'4" x 100'4"
Family Room	Upper	21'2" x 13'1"	Bedroom - Primary	Upper	14'7" x 144'3"
Walk-In Closet	Upper	12'3" x 7'1"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0513017

Remarks

Pub Rmks: **Welcome to 158 Evanscove Circle NW, a warm and inviting family home in the heart of Evanston, designed for comfortable living and lifelong memories. This beautifully maintained property offers the perfect blend of style and practicality, featuring rich hardwood floors, elegant granite countertops, and a spacious kitchen with a walk-in pantry, perfect for meal prepping and family gatherings. The cozy living room, separated by a charming double-sided fireplace, is the ideal spot for relaxing evenings together. The luxurious master suite is a peaceful retreat with a large walk-in closet and a spa-like 5-piece en-suite. A versatile bonus room with a privacy door offers endless possibilities as a playroom, family room, or additional bedroom. Fresh paint and new vinyl plank flooring on the second level add a fresh, modern feel throughout the home. The basement, with its separate entrance, paved sidewalk, and large windows, is ready to be developed into extra living space—perhaps an in-law suite. Located just steps from Kenneth D. Taylor Elementary School, this home makes school runs a breeze, and nearby parks, playgrounds, and green spaces ensure endless fun for the kids. You'll also find grocery stores, shopping centers, and family-friendly dining just minutes away. With easy access to major roadways and public transit, commuting is a breeze, leaving more time to enjoy family moments. Priced to sell, this home offers unbeatable value in one of Calgary's most family-friendly communities—come and start your next chapter here!**

Inclusions:
Property Listed By: **NA**
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











