



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**226 EVANSMEADE Close, Calgary T2P 1E2**

MLS®#: **A2161564**

Area: **Evanston**

Listing Date: **08/29/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,562 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**  
Low Sqft:  
Ttl Sqft: **1,474**

DOM

**21**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`0" x 15`0"
Dining Room	Main	11`0" x 8`0"
Bonus Room	Second	13`11" x 8`6"
Bedroom	Second	11`4" x 9`6"
Family Room	Lower	12`6" x 6`0"
2pc Bathroom	Main	7`0" x 3`0"
4pc Ensuite bath	Second	8`6" x 8`0"

Room	Level	Dimensions
Kitchen	Main	12`10" x 10`0"
Pantry	Main	3`0" x 3`0"
Bedroom - Primary	Second	10`10" x 10`0"
Laundry	Second	5`0" x 3`0"
Bedroom	Lower	11`0" x 10`10"
4pc Bathroom	Second	7`6" x 5`0"
3pc Bathroom	Lower	8`0" x 4`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0311682**

Remarks

Pub Rmks: **Open House Saturday Sep 21, 11 am - 1 pm. Welcome to 226 Evansmeade Close NW, located in the family friendly community of Evanston. This inviting two story home with Walk-out basement welcomes you in with a charming verandah, the perfect sport for your peaceful morning coffee. When you walk into the sizable living room, you'll find a 3-way gas fireplace to cozy up to on winter nights. As for those hot summer days, this home is equipped with central air conditioning to keep you cool. The kitchen has ample cupboards and counter space, corner pantry, with a sliding door connecting you to your large outdoor South West facing deck - perfect for hosting summer get togethers! Upstairs you will find an additional bonus room, with lots of natural light, making it a perfect space for a Home Office or Playroom. The primary bedroom has both a large ensuite bathroom, as well as, a walk-in closet. Also conveniently located upstairs is the washer and dryer! Downstairs you will find an additional bedroom, with a walk-in closet and a living room with a walkout to the backyard. This low maintenance backyard features a massive 26x20 oversized insulated double detached garage. Close to shopping, schools and parks, this is your perfect family home. Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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









