



THE
A-TEAM

**RE/MAX
FIRST**

69 EVANSBROOKE Park, Calgary T3P 1E4

MLS®#: **A2161592**

Area: **Evanston**

Listing Date: **09/18/24**

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: **2004**

Finished Floor Area

Abv Sqft: **2,170**
Low Sqft:
Ttl Sqft: **2,170**

Lot Information

Lot Sz Ar: **6,383 sqft**
Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Low Maintenance Landscape,Pie Shaped Lot,Views**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),French Door,Granite Counters,Jetted Tub,Kitchen Island,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 6`0"	Breakfast Nook	Main	12`5" x 9`0"
Dining Room	Main	11`0" x 9`10"	Foyer	Main	10`0" x 6`2"
Kitchen	Main	12`5" x 11`1"	Living Room	Main	18`5" x 15`6"
4pc Bathroom	Second	7`5" x 5`1"	5pc Ensuite bath	Second	13`5" x 11`10"
Bedroom	Second	11`3" x 11`1"	Bedroom	Second	11`9" x 11`2"

Den
4pc Bathroom
Game Room
Kitchenette

Second
Basement
Basement
Basement

9`7" x 12`0"
10`4" x 5`5"
27`10" x 25`4"
6`2" x 9`5"

Bedroom - Primary
Bedroom
Storage

Second
Basement
Basement

13`8" x 14`4"
14`0" x 10`10"
13`7" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410764

Zoning:
R-1N

Remarks

Pub Rmks:

OPEN HOUSES Saturday 11am to 1pm and Sunday 2pm to 4pm (21st and 22nd)! Stunning and spacious family home situated on a corner lot, offering a southwestern view backing onto greenspace and a creekside walking path which leads to multiple ponds, parks, and a bustling shopping area. Perched atop a hill, this home provides beautiful views, and the expansive pie-shaped lot offers additional privacy in your backyard oasis. In the back, you'll find low-maintenance landscaping. You will find over 3,000 square feet of living space across three fully finished levels. The main floor features a living room with vaulted ceilings with hardwood throughout and a gas fireplace. The kitchen boasts ceiling-height maple cabinetry, an island, a pantry, a dining area, as well as a formal dining room. From the dining area, you can step outside onto the covered deck to enjoy the views. Upstairs, French doors lead to a spacious master bedroom with a walk-in closet and a spa-like ensuite featuring a skylight, double vanity, and jetted tub. This level also includes two additional bedrooms, a full bathroom, and a den/office area that overlooks the living room below. In the basement, you'll find a fourth bedroom, another full bathroom, and a large rec room with a cozy gas fireplace, a wet bar, and walk-out access to the backyard. The nearby shopping center is within walking distance and offers multiple dining options, a Co-op grocery store, gyms, businesses, and a bowling alley coming soon. Additionally, the area is well-served by schools, biking and walking paths, and parks. With easy access to major roadways like Stoney Trail and Beddington Trail, commuting throughout the city is convenient. Don't miss your opportunity to view this impressive property in a prime location.

Inclusions:
Property Listed By:

Shed
RE/MAX Real Estate (Central)

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









