



THE
A-TEAM

**RE/MAX
FIRST**

127 EVANSWOOD Circle, Calgary T3P 0K2

MLS®#: **A2163752** Area: **Evanston** Listing Date: **09/06/24** List Price: **\$705,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,186 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,684**
 Low Sqft:
 Ttl Sqft: **1,684**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard** Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 19`3"	Dining Room	Main	9`5" x 9`2"
Kitchen	Main	15`7" x 10`6"	2pc Bathroom	Main	6`10" x 4`6"
Foyer	Main	15`9" x 5`7"	Bedroom - Primary	Second	15`11" x 13`10"
Bedroom	Second	11`4" x 9`5"	Bedroom	Second	13`1" x 9`2"
3pc Ensuite bath	Second	9`10" x 4`11"	4pc Bathroom	Second	5`0" x 10`4"
Laundry	Second	4`0" x 5`5"	Bedroom	Lower	12`0" x 12`0"
4pc Bathroom	Lower	4`11" x 8`10"	Game Room	Lower	11`10" x 14`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1113046

R-2M

Remarks

Pub Rmks: **Charming 4-Bedroom 3.5 bath Home with Rec Room in Evanston, NW - Perfect for Family Living .Welcome to this beautifully designed home in the desirable community of Evanston, NW of Calgary. From the moment you walk in, you'll be captivated by the open-concept layout, which seamlessly blends style and functionality. The main floor boasts a modern kitchen with stainless steel appliances, elegant granite countertops, and a large island that is perfect for family gatherings or casual entertaining. The open layout flows into the living and dining areas, creating a warm and inviting space for everyday living. Upstairs, you'll find three generously sized bedrooms, offering plenty of room for everyone. The master bedroom is a peaceful retreat, complete with an en-suite 3 Piece bathroom and ample closet space. The fully developed basement adds another layer of living space, featuring a 4th bedroom, full bathroom and a spacious rec room that can be used for a home theater, playroom, or home gym—endless possibilities! Step outside to your private backyard, where a medium size deck perfect for summer BBQs or simply relaxing with a book. The yard offers plenty of room for kids or pets to play. A double-sized garage ensures there is no shortage of parking or storage. Located in the family-friendly and vibrant community of Evanston, this home is surrounded by parks, schools, and all the amenities you could need. With easy access to major roads and nearby shopping, you'll enjoy the perfect balance of suburban tranquility and city convenience. This is more than just a house—it's a place to call home. Don't miss the opportunity to make this stunning property yours!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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











