



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 EVANSDALE Landing, Calgary T3P 0C8**

MLS®#: **A2164055**

Area: **Evanston**

Listing Date: **09/12/24**

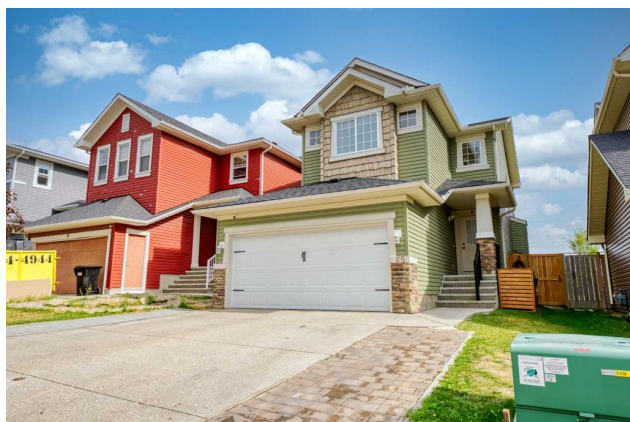
List Price: **\$650,000**

Status: **Pending**

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: **4,467 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,602**  
Low Sqft:  
Ttl Sqft: **1,602**

DOM

**7**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped**  
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 13`11"
Kitchen	Main	11`1" x 11`1"
Bonus Room	Upper	13`0" x 12`6"
Furnace/Utility Room	Basement	8`8" x 6`7"
Bedroom	Upper	10`3" x 8`9"
Bedroom	Basement	9`7" x 13`8"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	9`5" x 8`10"
Laundry	Main	9`9" x 6`7"
Game Room	Basement	12`1" x 13`8"
Bedroom - Primary	Upper	12`5" x 14`5"
Bedroom	Upper	10`2" x 9`2"
2pc Bathroom	Main	
4pc Bathroom	Upper	

4pc Bathroom

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0913718**

Remarks

Pub Rmks:

**MOVE-IN READY** home in the highly desirable community of Evanston **BACKING ONTO GREENSPACE** with a **BIG BACKYARD** | **GRANITE COUNTERTOPS** | **NEWER STAINLESS STEEL APPLIANCES** | **HARDWOOD FLOORS** | **CENTRAL VACUUM SYSTEM** | **FINISHED BASEMENT** | **UPPER LEVEL BONUS ROOM** | **NO BACK NEIGHBOURS** | **HEATED GARAGE** | **BRAND NEW ROOF** | **OUTSTANDING LOCATION CLOSE TO EVERYTHING!** Beautiful, move-in ready home fully finished and loaded with upgrades! Numerous windows stream in seemingly endless natural light illuminating the hardwood floors and open floor plan. Show off your culinary prowess in the stylish kitchen featuring granite countertops, newer stainless steel appliances, a walk-in pantry and a raised breakfast bar to casually gather. The inviting living room promotes relaxation in front of the focal gas fireplace while clear sightlines allow for unobstructed conversations between all of the main living spaces. Adjacently, the dining room has ample space for family meals and entertaining plus access to the back deck promoting a seamless indoor/outdoor lifestyle. This level is completed by a privately tucked away powder room. Gather in the upper level vaulted bonus room for some downtime - this extra space is a great multipurpose room to enjoy hobbies while the kids play or watch a movie, read a book or enjoy some music. Retreat at the end of the day to the calming owner's sanctuary with ample space for king-sized furniture, a large walk-in closet and a private 4-piece ensuite. Both additional bedrooms are spacious and bright with easy access to the 4-piece shared bathroom. The same functional yet beautiful design continues into the professionally finished basement with a large rec room providing a versatile space for a media area, games room, play space, a home gym and more. A 4th bedroom and another full bathroom easily accommodate guests. Unwind or host summer barbeques on the expansive deck in the sunny SE-facing backyard with no back neighbours for ultimate privacy! Loads of grassy play space for kids and pets too! And the cherry on top is the heated double attached garage! All this plus an unsurpassable location close to schools, parks, the extensive pathway system that winds around the environmental reserve and Evanston Towne Centre's numerous shops and restaurants. Truly an exceptional location for this wonderful home that has it all!

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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











65 Evansdale Landing Northwest, Calgary, AB

1st Floor Exterior Area 896.03 sq ft  
Interior Area 816.03 sq ft  
Excluded Area 14.35 sq ft



PREPARED: 2024/09/11

White regions are excluded from total floor area in US/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 636.81 sq ft  
Interior Area 597.19 sq ft



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