



THE
A-TEAM

**RE/MAX
FIRST**

144 EVANSBOROUGH Crescent, Calgary T3P0M5

MLS®#: **A2164280**

Area: **Evanston**

Listing Date: **09/11/24**

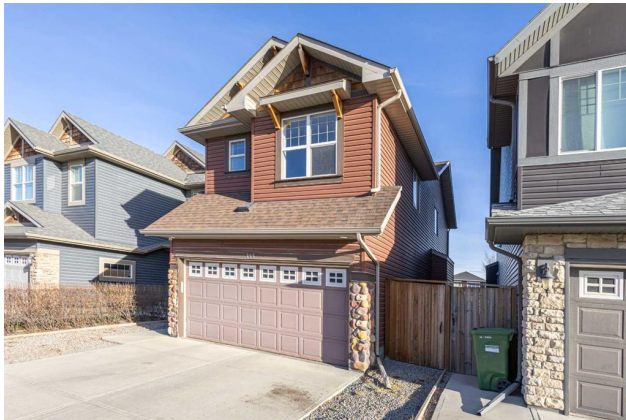
List Price: **\$690,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **3,347 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,696**
Low Sqft:
Ttl Sqft: **1,696**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 13`11"
Dining Room	Main	9`8" x 8`0"
Foyer	Main	4`3" x 7`8"
Laundry	Second	3`2" x 5`3"
Bedroom	Second	9`8" x 8`9"
2pc Bathroom	Main	4`8" x 4`11"
4pc Ensuite bath	Second	9`2" x 9`10"

Room	Level	Dimensions
Kitchen	Main	8`8" x 13`0"
Den	Main	10`11" x 8`9"
Bonus Room	Second	16`11" x 9`7"
Bedroom - Primary	Second	12`6" x 11`5"
Bedroom	Second	9`7" x 11`2"
3pc Bathroom	Second	7`5" x 7`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1213278

Remarks

Pub Rmks: **Welcome to a well-maintained, three-bedroom, 2.5 bathroom and a functional layout in one of the best areas of the sought-after community of Evanston! open concept with large Kitchen that offers an island and stainless-steel appliance with cabinet space. The living room comes with a gas fireplace and dining room area for plenty of room to entertain. The upper level boasts a large bonus room which provide immense possibilities and flex space, large master bedroom with 4 pc ensuite and walk-in closet, laundry room, two other secondary bedrooms that are nicely sized. More space awaits in the unfinished basement, which provide lots of space for storage and games. The property is fully fenced, has a double attached garage, with no back neighbors, and large yard at the back with tons of room for kids and pets to play. All this and an unsurpassable location just a few-minutes' walk to OUR LADY OF GRACE SCHOOL and only minutes to Evanston Towne Centre's shops and restaurants. Parks and the extensive pathways that wind around the environmental reserve in this extremely family-friendly community are also close by, and so much more. Easy get away via Stoney Trail. Get all these advantages and start living the good life today. Call now to schedule your private tour! A MUST SEE!!**

Inclusions: **NA**
Property Listed By: **D Gees Realty Inc.**

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







