



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 EVANSBOROUGH View, Calgary T3P 0R2**

MLS® #: **A2164453**

Area: **Evanston**

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

List Price: **\$1,149,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **5,640 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,642**  
Low Sqft:  
Ttl Sqft: **2,642**

DOM

**7**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot,Views**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Asphalt,Composite Siding,Stone,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Garburator,Microwave,Range Hood,Washer**  
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>166`0" x 15`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`4" x 8`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`11" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 12`1"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>10`10" x 11`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 9`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`9" x 5`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`4" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`11" x 11`5"</b>
<b>Family Room</b>	<b>Second</b>	<b>19`0" x 166`6"</b>

Office  
Walk-In Closet  
Other  
Game Room

Second  
Second  
Basement  
Basement

6`1" x 10`9"  
7`1" x 7`3"  
10`2" x 1`10"  
15`7" x 19`8"

Bedroom - Primary  
3pc Bathroom  
Bedroom  
Bedroom

Legal/Tax/Financial

Second  
Basement  
Basement  
Basement

15`6" x 17`8"  
8`10" x 5`0"  
13`10" x 9`10"  
17`0" x 14`1"

Title:  
**Fee Simple**  
Legal Desc:

1510017

Zoning:  
**R-1s**

Remarks

Pub Rmks:

**VIEWS! VIEWS! VIEWS! THE VIEWS DON'T END - FROM EVERY LEVEL OF THIS STUNNING HOME; THE RIDGE, CANAL and PONDS - WITH BREATHTAKING LIGHTS IN THE EVENING! Watch wildlife during the day and hear them at night. This 5 Bedroom Executive Home with wonderful walkout offers it all - with over 3500 sq ft of living space! Located in NW Calgary's highly coveted Evanston - on "THE RIDGE" - close to schools, transit, medical offices, shopping and restaurants - Evanston offers "it all". The main level offers a bright and open ambiance with an abundance of windows and natural sunlight. The vaulted ceilings are a show stopper and the sparkling kitchen offers a perfect setting for entertaining and practicality. Main floor office/den leads to the elegant living room with a splendid gas fireplace floor to ceiling feature wall! A large kitchen featuring an entertainment island, stainless appliances, cappuccino cabinetry and convenient walk-through pantry. Giant windows make this entire area bright all day, and hard to walk away from whatever you're staring at outside! The "mud room" offers ease of organization with "cubby-like" units for optimal organization. Upstairs, the spacious primary bedroom offers more beautiful views, an elegant 5-piece ensuite and a roomy Walk-in-closet. Two additional bedrooms share the four-piece bathroom. One of the most popular areas of the home - the second floor BONUS ROOM - roomy and spacious for games night, sleepovers and watching the late night news. At the far end of the hall is a convenient space for a workstation. The developed downstairs with walkout offers the perfect area for the University Student, Mom-in-Law, or visiting guests. The Family/recreation room with kitchenette and fridge allows one privacy for a work-out or hobbies. Bedroom with attached 3-piece bath and oversize Walk-In Closet, and Media Room/bedroom makes this entire lower level comfortable and roomy enough for two people. The private tranquil walkout patio is lovely and perfect for an evening beverage and bird watching. Airconditioning throughout the home, shows 10/10! OPEN HOUSE this SATURDAY AND SUNDAY, SEPTEMBER 14 & 15, NOON - 2:00 pm.**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Solutions**

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











