



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 EVANSFIELD Rise, Calgary T3P 0L9**

MLS®#: **A2165118**

Area: **Evanston**

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

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,179**  
Low Sqft:  
Ttl Sqft: **2,179**

DOM

**7**

Layout

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

Lot Information

Lot Sz Ar: **3,788 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot**

Park Feat:

**Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Microwave Hood Fan,None,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**

Int Feat:

**Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Storage,Tile Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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<b>Living Room</b>	Main	15`0" x 13`0"	<b>Dining Room</b>	Main	10`0" x 9`10"
<b>Kitchen</b>	Main	13`6" x 12`9"	<b>Mud Room</b>	Main	10`6" x 6`10"
<b>Foyer</b>	Main	11`6" x 5`5"	<b>Bedroom - Primary</b>	Upper	14`11" x 14`6"
<b>Bonus Room</b>	Upper	15`3" x 13`8"	<b>Bedroom</b>	Upper	11`3" x 9`4"
<b>Bedroom</b>	Upper	11`0" x 9`3"	<b>5pc Ensuite bath</b>	Upper	12`5" x 9`7"
<b>2pc Bathroom</b>	Main	6`3" x 4`11"	<b>4pc Bathroom</b>	Upper	9`3" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1212903**

Zoning: **R-1N**

Remarks

Pub Rmks: **Please put this on your Must See List, as homes in this area rarely become available! Offering a very Spacious Layout and High End Finishing Detail, Backing West onto an Open Field, and Privacy Plus, this 2 Storey Home displays Pride of Ownership! The main floor has room to move starting in the Gourmet Kitchen that is ideal for big family gatherings! The upper level offers 3 spacious Bedrooms plus Bonus Room. There is 2,179 sq. ft. of beautifully developed living space! Click through the pictures to see the floor plan and quality interior finishing detail! Sunny East facing Front Exposure and Warm West Backyard, with Hardwood Floors & 9' high Ceilings on the Main Level. Granite Countertops in the Spacious Kitchen & Bathrooms. The main floor open layout has an L-Shaped Kitchen looking onto the Dining area, and the Open to Above back Living Room that has a feature wall and gas fireplace. With Stainless Steel Appliances including an Electric Range, Fridge, Built In Dishwasher, OTR Microwave with Hood Fan, and large Island this is your family gathering spot! Also a Walk Through Pantry leading to the Mudroom and Laundry area. Pack away your groceries quickly and easily! Plus a 2 pce bathroom. Large doors and windows on the back of the home help to provide plenty of daylight and open views! The upper level has 3 bedrooms plus bonus room, with the Primary Bedroom featuring an ensuite spa bathroom with dual sinks, long soaker tub and large separate shower. Plus the 4 pce main bathroom. The basement is awaiting your personal tastes for development. Enjoy the large west backing deck and patio, designed for BBQ and fun times! Fully Fenced, and with a front double attached garage that is insulated and drywalled. And also a Water Purifier and Water Softener installed! The community features more than 6.3 kilometres of pathways that wind through 16 community parks and seven playgrounds. Situated atop Evanston is the master-planned community of EvansRidge, this home is conveniently located near playgrounds, parks with scenic walking trails, bus stops for convenient travel accommodations, Our Lady of Grace School, and St. Josephine Bakhita School. Close to Stony Trail, you have quick access all around Calgary including the airport, downtown, and west to the Rockies! Don't Miss the opportunity to own this wonderful home!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX House of Real Estate**

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









