



THE
A-TEAM

**RE/MAX
FIRST**

40 EVANSFIELD Place, Calgary T3P 0K3

MLS® #: **A2165345** Area: **Evanston** Listing Date: **09/12/24** List Price: **\$889,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,348 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,315**
 Low Sqft:
 Ttl Sqft: **2,315**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **5 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|---------|-----------------|--------------|---------|------------------|
| Laundry | Main | 7' 6" x 7' 10" | Family Room | Second | 15' 8" x 19' 9" |
| 2pc Bathroom | Main | 4' 11" x 7' 0" | Dining Room | Main | 12' 10" x 14' 1" |
| Foyer | Main | 9' 8" x 6' 4" | Kitchen | Main | 16' 2" x 14' 5" |
| Living Room | Third | 17' 0" x 21' 4" | 4pc Bathroom | Level 4 | 9' 5" x 4' 11" |
| 5pc Ensuite bath | Level 4 | 12' 7" x 10' 1" | Bedroom | Level 4 | 12' 7" x 9' 10" |

Bedroom
Bedroom - Primary
Kitchen

Level 4
Level 4
Basement

11`8" x 11`4"
15`11" x 17`6"
9`7" x 7`9"

Office
3pc Bathroom
Bedroom

Legal/Tax/Financial

Level 4
Basement
Basement

12`1" x 13`5"
8`10" x 5`5"
8`11" x 12`2"

Title:
Fee Simple
Legal Desc:

1210945

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Evanston! This stunning five-level-split, four-bedroom family home is the perfect blend of luxury, functionality, and space. Thoughtfully designed with high-end finishes and numerous upgrades, this home offers everything your family needs - and more. Step into the open-concept kitchen and dining area, complete with granite countertops, custom millwork, and high-end appliances, ideal for hosting family and friends. A large walk-through pantry and main floor laundry add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while two gas fireplaces on different levels create a cozy ambiance throughout the home. The lower levels are just as impressive, with a basement that already features a bedroom, full bathroom, living room, and a kitchen area—complete with granite counters. With a few simple additions, this space could easily become a full secondary suite. It's perfectly suited for extended family or as a potential rental with its separate entrance possibility, no need to cut into the foundation. The entertainment features of this home are unrivaled. Whether you're hosting a cozy gathering or a lively party, you'll love the onyx bar with its restaurant-grade ice maker, two bar fridges, and custom glass shelving. The home theatre system, complete with built-in speakers and a subwoofer, ensures a cinematic experience right in your own home. Plus, with four independent speaker zones, everyone in the family can enjoy their own music wherever they are in the house. Retreat to the spacious master suite, where you can relax in the soaker tub or enjoy the convenience of dual vanities. The upper-level bedrooms are perfect for kids, featuring blackout blinds for a restful night's sleep. Outside, the professionally landscaped yard is your personal oasis. Enjoy evenings around the built-in fire pit on the massive stamped concrete pad, or fire up the barbecue on the deck with its built-in gas line. Additional exterior features include custom metal skirting around the deck with lockable storage doors and a side path of exposed aggregate leading to the backyard. This home is nestled in a quiet cul-de-sac, surrounded by schools, parks, green spaces, and all the amenities your family needs. With over 3,227 sq. ft. of living space, this is truly the perfect family home, offering both luxury and practicality. Don't miss out—schedule a viewing today!

Inclusions:
Property Listed By:

N/A
Real Broker

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









