

**1026 EVANSTON Drive, Calgary T3J 0K5**

MLS®#: **A2167153** Area: **Evanston** Listing **09/23/24** List Price: **\$784,999**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,692 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,284**  
 Low Sqft:  
 Ttl Sqft: **2,284**

DOM

**58**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Level,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**  
 Construction: **Concrete,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 6`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`0" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 18`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`3" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`0" x 9`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`0" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 18`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`6" x 16`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`10"</b>

**Kitchen  
Bedroom  
Office  
Furnace/Utility Room**

**Main  
Upper  
Upper  
Basement**

**13`0" x 17`6"  
11`9" x 10`0"  
8`0" x 6`10"  
9`0" x 10`7"**

**4pc Bathroom  
Family Room  
Bedroom**

**Upper  
Upper  
Basement**

**8`0" x 5`0"  
16`11" x 17`5"  
12`1" x 14`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113046**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**OPEN HOUSE OCTOBER. 26. 2024- SATURDAY 2pm-5pm. WELCOME HOME !! FORMER SHOW HOME BY JAYMAN BUILDERS!!! This is a perfect 4 BEDROOMS, 3.5 BATHROOMS home that is over 3000 Sq ft for your family , minute you enter, you will immediately notice the elegance and upgrades in this home. The Front foyer is wide open & bright. From the foyer you enter the stunning living room with a in wall linear fireplace surrounded by stone. The SPACIOUS Kitchen is truly a chef's DREAM, large island, tons of cabinets, granite, countertop gas stove, built in Oven & microwave. The nook has enough space to fit a large table for those gatherings. The upper level features a bonus room that you can spend quality family time together. The expansive primary Bedroom will allow you to put a king size bed and furniture too!! The ensuite features a large soaker tub & Separate shower, and a SPACIOUS walk-in closet. The level is complete with 2 generous sized other bedrooms, main bath, laundry room & computer area. The lower level is fully finished by the builder and has a Rec Room, Bedroom and full bath, and there is still tons of storage. You must see this house. Close to schools, shopping & transit. SOME OF THE UPGRADES INCLUDE - Electric Fireplace -Chef's Kitchen -Full Height Cabinets - Stainless Steel Appliances - Gas Cooktop - Walk-in Pantry - Central AC - Open Floor Plan - Large Windows - Upper Level Family Room - Upper Level Office - Upper Level Laundry - Spacious Bedrooms - Finished Basement - Large Rec Room - Deck - Fully Fenced Backyard - Front Attached Garage & Driveway. Call your favourite Realtor Now to view this lovely home!!**

Inclusions:  
Property Listed By:

**N/A  
Diamond Realty & Associates LTD.**

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











