



THE
A-TEAM

**RE/MAX
FIRST**

1026 EVANSTON Drive, Calgary T3J 0K5

MLS®#: **A2167153**

Area: **Evanston**

Listing Date: **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

89
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
2pc Bathroom	Main	5`2" x 6`8"	Foyer	Main	8`0" x 15`0"
Living Room	Main	11`7" x 18`1"	5pc Ensuite bath	Upper	9`3" x 9`11"
Bedroom	Upper	15`0" x 9`8"	Laundry	Main	8`0" x 5`6"
Bedroom - Primary	Upper	13`0" x 18`0"	3pc Bathroom	Basement	8`10" x 4`11"
Game Room	Basement	14`6" x 16`3"	Dining Room	Main	13`0" x 10`10"

**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











