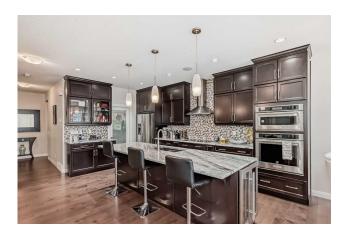


43 EVANSGLEN Circle, Calgary T3P 0W7

09/19/24 MLS®#: A2167159 Area: **Evanston** Listing List Price: **\$935,000**

Status: **Active** Association: Fort McMurray County: Calgary Change: -\$10k, 05-Nov

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2018 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

4,036 sqft Ttl Sqft: 2.506

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

2,506

93

Ttl Park: 4 2 Garage Sz:

5 (3 2)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Landscaped, Private, Rectangular Lot

Park Feat: Concrete Driveway, Double Garage Attached, Garage Faces Front

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding

Sewer:

Ext Feat: **Private Entrance, Private Yard** Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: See Remarks

Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Int Feat:

Lighting, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Utilities:

Room Information

Level Room Dimensions Level Dimensions Room **Entrance** Main 14`5" x 6`4" **Living Room** Main 14`11" x 14`0" **Dining Room** Main 13`0" x 9`7" Kitchen Main 15`6" x 14`9" Office Main 9'3" x 8'10" 5`4" x 4`8" 2pc Bathroom Main **Mud Room** 10'0" x 4'9" Pantry 10`0" x 6`0" Main Main **Bonus Room** Upper 13`11" x 12`11" **Bedroom** Upper 10`8" x 13`0" Walk-In Closet Upper 4`3" x 4`4" 5pc Bathroom Upper 10`7" x 4`11"

Laundry Walk-In Closet 6pc Ensuite bath Furnace/Utility Room 5pc Bathroom Kitchen With Eating Area Bedroom	Upper Upper Upper Basement Basement Basement Basement	8`11" x 7`4" 4`9" x 12`0" 9`11" x 8`7" 10`4" x 7`11" 10`3" x 6`5" 13`3" x 12`6" 9`8" x 10`3"	Bedroom Bedroom - Primary Walk-In Closet Laundry Family Room Bedroom Walk-In Closet	Upper Upper Upper Basement Basement Basement Basement	13`10" x 13`0" 14`6" x 14`4" 10`8" x 13`2" 8`4" x 5`6" 10`1" x 13`9" 9`8" x 10`10" 3`3" x 9`6"
	Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	1612169	Zoning: R-1s			
Legal Desc.	1011103		Remarks		
Pub Rmks:	Welcome to elevated living in Evanston! This luxury 2-storey home features 5 bedrooms, 3.5 bathrooms, office on main level, bonus room on upper level, illegal suite in basement, double attached garage, +3,420 sqft of total living space, large fenced backyard with wooden deck and custom finishings throughout! This home is situated in a fabulous location, within close proximity to various schools, parks, shopping areas and easy access to transit! As you enter the home, you are welcomed into the sunny, open-concept living areas with the kitchen area first. The kitchen is elegantly designed and finished with plenty of rich wooden cabinetry (w/crown moldings & silver hardware), recessed pot lighting & feature pendant lighting, tile backsplash, a huge central island with stone countertop + breakfast bar seating + built-in wine fridge, large walk-in pantry w/MDF wire shelves and SS appliance package (including french door fridge w/bottom freezer, electric cooktop with OTR hoodfan, built-in dishwasher and built-in wall oven + microwave). The kitchen leads into the dining room (with plenty of space for a formal table) + features a patio door providing access to the huge rear deck, great for hosting family & friends in the summer! Adjacent to the dining room, the living room features a cozy stone floor-to-ceiling electric fireplace with a large window overlooking the backyard. Nicely finishing off the main level, you have a great home office, perfect for work or study, a tucked away 2pc guest bathroom, and mudroom with convenient access to the double attached garage. There are speakers on the main floor and upper floor. Heading upstairs, this home offers a spacious bonus room with ceiling fan and 2 bright windows, perfect for family movie nights or relaxing. The master bedroom is a true oasis, including a private 6pc ensuite bathroom (glass shower w/body jets + bench, steam unit, huge soaker tub, dual sink				

come view today!
Inclusions: Dishwasher, Fridg

Dishwasher, Fridge, Hood Fan Extractor, Microwave, Induction Electric Cooker, Bar Fridge, Washer & Dryer, Garage Controls - Upper Floor. Basement - Dishwasher,

stone vanity, built-in cabinetry & gorgeous tile flooring) and a walk-in closet with built-in MDF wiring. 2 additional great sized bedrooms are also on this level, plus a shared 5pc bathroom with tub/shower combo + dual sink vanity, laundry room with side-by-side washer & dryer and additional big storage closets. The basement

level of the home is unique as it features a fully built-out illegal suite with 2 large bedrooms, full kitchen (including dishwasher, fridge, stove, hood fan & microwave), a spacious family/rec room w/ recessed pot lighting, 5pc bathroom (tub/shower combo + dual sinks), separate laundry room and additional storage space! With a nice curb appeal & large fenced backyard, huge rear deck, great landscaping/garden and tons of parking, this home is a great find! Don't miss out and

Fridge, Hood Fan Extractor, Electric Cooker, Washer & Dryer, Microwave

Property Listed By: URBAN-REALTY.ca

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

