



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 EVANSGLLEN Circle, Calgary T3P 0W7**

MLS®#: **A2167159**

Area: **Evanston**

Listing **09/19/24**

List Price: **\$935,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$10k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,036 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,506**

Low Sqft:

Ttl Sqft: **2,506**

DOM

**93**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>14`5" x 6`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`7"</b>
<b>Office</b>	<b>Main</b>	<b>9`3" x 8`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`0" x 4`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`11" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`3" x 4`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 14`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>10`0" x 6`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 13`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`7" x 4`11"</b>

<b>Laundry</b>	<b>Upper</b>	<b>8`11" x 7`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`10" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`9" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 14`4"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 8`7"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`8" x 13`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`4" x 7`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>8`4" x 5`6"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>10`3" x 6`5"</b>	<b>Family Room</b>	<b>Basement</b>	<b>10`1" x 13`9"</b>
<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>13`3" x 12`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 10`3"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>3`3" x 9`6"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1s**  
 Legal Desc: **1612169**

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 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 come view today!**

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





















