



THE
A-TEAM

**RE/MAX
FIRST**

43 EVANSGLLEN Circle, Calgary T3P 0W7

MLS®#: **A2167159**

Area: **Evanston**

Listing Date: **09/19/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

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

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

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

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **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











