



THE
A-TEAM

**RE/MAX
FIRST**

59 EVANSRIDGE View, Calgary T3P 0H7

MLS®#: **A2167736**

Area: **Evanston**

Listing Date: **09/21/24**

List Price: **\$1,329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **5,963 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,731**
Low Sqft:
Ttl Sqft: **2,731**

DOM

7
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Cork,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,High Ceilings,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 13`11"
Pantry	Main	5`8" x 4`7"
Foyer	Main	12`8" x 6`8"
Mud Room	Main	9`10" x 7`9"
Bonus Room	Upper	15`5" x 15`4"
Walk-In Closet	Upper	9`3" x 9`2"
Bedroom	Upper	11`10" x 10`7"

Room	Level	Dimensions
Kitchen	Main	14`0" x 12`0"
Dining Room	Main	15`0" x 11`5"
Den	Main	10`5" x 7`11"
2pc Bathroom	Main	7`11" x 5`6"
Bedroom - Primary	Upper	14`5" x 13`6"
5pc Bathroom	Upper	15`4" x 10`3"
Bedroom	Upper	12`8" x 11`4"

Laundry
Family Room
Storage
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`11" x 8`7"
14`2" x 12`1"
11`9" x 5`8"
13`3" x 10`9"

5pc Bathroom
Game Room
4pc Bathroom

Basement
Basement
Basement

9`11" x 8`4"
29`9" x 17`8"
7`9" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112245

Zoning:
R-1

Remarks

Pub Rmks:

Nestled on a ridge in the prestigious community of Evansridge, this stunning custom-built walkout offers panoramic views of the serene countryside and western horizon. Crafted by Calbridge Homes, this residence boasts numerous high-end upgrades and a spacious, thoughtfully designed layout that offers both luxury and comfort. With 3 bedrooms and 3.5 baths, this air-conditioned home showcases an impressive open-concept main floor with soaring vaulted ceilings. The inviting great room features a gas fireplace with a striking floor-to-ceiling stone surround. The gourmet kitchen is a chef's dream, equipped with an oversized island, sleek granite countertops, full-height cabinets, upgraded stainless steel appliances—including a gas stove and chimney hood fan—plus a stylish wet bar and undercabinet lighting. Step out from the dining area onto the expansive full-width deck, where you can enjoy spectacular sunsets. Upstairs, you'll find the tranquil owner's suite, complete with vaulted ceilings, a large custom-built walk-in closet, and a spa-like ensuite featuring a soaker tub, double vanities with granite countertops, and a glass-enclosed shower. The two additional bedrooms also include walk-in closets, while the bonus room with 10ft ceilings and built-ins provides a perfect retreat for relaxing or entertaining. The fully finished walkout basement is ideal for hosting, with in-floor heating, soundproofing, and a large rec room with a wet bar and built-ins. There's also a full bath and plenty of storage space. Additional features include a second-floor laundry room, a mudroom with built-ins, and an oversized heated triple garage with hot/cold water taps and heated floors. Located steps away from walking trails, and just minutes from schools, shopping, and transit, this home combines peaceful ridge-top living with convenience. A truly exceptional property in one of NW Calgary's most desirable communities!

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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









