



THE
A-TEAM

**RE/MAX
FIRST**

29 EVANSRIDGE Place, Calgary T3P 0L3

MLS®#: **A2168044**

Area: **Evanston**

Listing Date: **09/23/24**

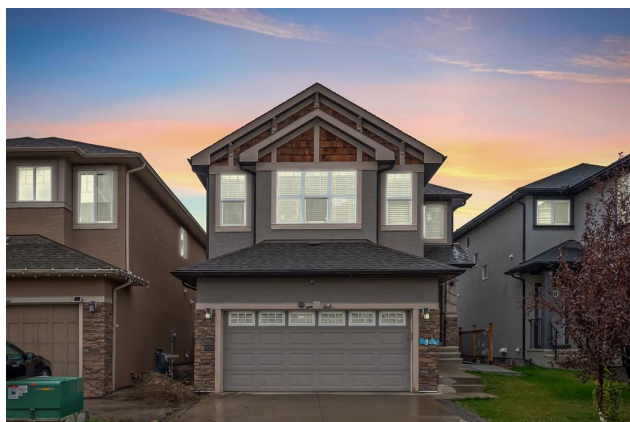
List Price: **\$769,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **1,734**

Low Sqft:

Ttl Sqft: **1,734**

Lot Information

Lot Sz Ar: **3,821 sqft**

Lot Shape:

DOM

58

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **City Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`3" x 4`11"
Foyer	Main	6`9" x 8`5"
Laundry	Main	8`2" x 7`0"
Bonus Room	Upper	19`5" x 15`3"
4pc Ensuite bath	Upper	10`8" x 13`3"
Bedroom	Upper	11`11" x 8`10"
3pc Bathroom	Basement	5`6" x 7`1"

Room	Level	Dimensions
Dining Room	Main	10`5" x 6`1"
Kitchen	Main	10`2" x 13`7"
Living Room	Main	14`10" x 13`5"
4pc Bathroom	Main	7`10" x 5`0"
Bedroom	Upper	10`5" x 11`9"
Bedroom - Primary	Upper	12`9" x 11`4"
Bedroom	Basement	7`7" x 11`7"

**Bedroom
Game Room**

**Basement
Basement**

**9`3" x 8`0"
9`0" x 13`1"**

**Kitchen
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**6`10" x 10`7"
16`4" x 11`9"**

Title:
Fee Simple
Legal Desc:

1112245

Zoning:
R-1

Remarks

Pub Rmks:

Great Location | 5 bedrooms | Separate entrance. Nestled on a tranquil street just steps from scenic walking paths and the New Catholic School, this beautifully finished modern home in Evanston is move-in ready. It features an impressive array of upgrades, including Stucco exterior, hardwood flooring, designer tile, and elegant quartz countertops. The home is equipped with a full S/S appliance package, complete with a gas stove, central air conditioning, and Hunter Douglas blinds. Upstairs, you'll find a master bedroom with a 4-piece ensuite, along with 2 additional bedrooms, a full bath, and a massive bonus room. For added luxury, the master bath boasts heated floors. The fully finished basement, featuring a separate entrance, includes 2 bedrooms, a kitchen, and a full bath (awaiting City of Calgary approval for legalization). The beautifully landscaped backyard is ideal for entertaining, complete with a spacious deck and a shed for extra storage.

Inclusions:
Property Listed By:

**N/A
Royal LePage METRO**

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

