



THE
A-TEAM

**RE/MAX
FIRST**

116 EVANSPARK Circle, Calgary T3P 0B4

MLS®#: **A2169442**

Area: **Evanston**

Listing Date: **09/28/24**

List Price: **\$880,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,398 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Parking Pad**

Finished Floor Area

Abv Sqft: **2,610**

Low Sqft:

Ttl Sqft: **2,610**

DOM

31

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Refrigerator,Window Coverings**
Int Feat: **Bookcases,High Ceilings,No Animal Home,No Smoking Home,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	47`3" x 24`7"
Laundry	Main	28`3" x 27`7"
Living Room	Main	47`3" x 72`10"
Dining Room	Main	32`10" x 43`0"
Bedroom	Upper	59`5" x 39`4"
4pc Bathroom	Upper	31`6" x 18`8"
Bedroom	Upper	33`2" x 44`11"

Room	Level	Dimensions
2pc Bathroom	Main	15`9" x 16`5"
Dining Room	Main	47`11" x 29`11"
Kitchen With Eating Area	Main	47`11" x 35`9"
Den	Main	46`3" x 49`7"
Bedroom	Upper	32`10" x 49`6"
Bonus Room	Upper	27`3" x 42`0"
Bedroom - Primary	Upper	60`8" x 41`8"

Walk-In Closet
Storage
Family Room

Upper
Basement
Basement

33`2" x 13`6"
73`10" x 44`7"
70`10" x 43`0"

5pc Ensuite bath
4pc Bathroom
Bedroom

Legal/Tax/Financial

Upper
Basement
Basement

33`2" x 34`9"
22`8" x 31`10"
44`3" x 52`10"

Title:
Fee Simple
Legal Desc:

0713223

Zoning:
R-1

Remarks

Pub Rmks:

****Discover Your Dream Home in the Evanston Community!**** Welcome to this stunning Jayman-built home, crafted in 2008 and offering over 2,600 sq ft of exquisite living space! As you approach, a large porch invites you in, leading to a spacious foyer with soaring 14-foot ceilings that set an impressive tone for the entire home. Step inside to find an open-concept main floor, where 9-foot ceilings create an airy ambiance. The heart of the home is the chef's dream kitchen, featuring dark maple cabinets, sleek granite countertops, stainless steel appliances, a large sit-up island, and a generous pantry—all beautifully finished with tile flooring. The adjacent living room is perfect for relaxing, with a stylish fireplace adorned with ceramic tile, making it an ideal retreat after a long day. Convenience abounds with a mud room that connects to the garage, offering easy access to the laundry area and a chic half bath with a pedestal sink. All bathrooms boast granite countertops, adding a touch of elegance to everyday living. Venture upstairs to discover your spacious master suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring double sinks, a soaker tub, and a separate shower. Two additional roomy bedrooms provide ample space for family or guests, a bright bonus room, and an open den perfect for play, work, or relaxation. Built with quality in mind, this home features James Hardie siding, low-E glass windows, and a 35-year roof, all contributing to an impressive EnerGuide rating of 77 for energy efficiency. Step outside to your fenced backyard oasis, where a large deck and grassy area await—perfect for outdoor gatherings or peaceful moments in the sun. Located in the vibrant Evanston Community, this home is conveniently situated just 1.5 km from Kenneth D. Taylor School and Our Lady of Grace School, making it an ideal choice for families. With nearby junior high and high schools, educational options abound! Don't miss your chance to own this exceptional property that perfectly blends luxury and functionality. Schedule your viewing today and experience the lifestyle you've always dreamed of!

Inclusions:
Property Listed By:

n/a
eXp Realty

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













