



THE
A-TEAM

**RE/MAX
FIRST**

262 EVANSCREEK Court, Calgary T3P1H4

MLS®#: **A2169802**

Area: **Evanston**

Listing Date: **10/08/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **7,276 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,950**
Low Sqft:
Ttl Sqft: **1,950**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Street Lighting,Underground Sprinklers,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 9`6"	Kitchen	Main	10`9" x 10`9"
Breakfast Nook	Main	8`0" x 10`9"	Dining Room	Main	8`6" x 11`6"
Living Room	Main	13`8" x 14`6"	Mud Room	Main	3`9" x 6`10"
Bedroom - Primary	Second	12`11" x 14`11"	Bedroom	Second	9`11" x 9`11"
Bedroom	Second	9`9" x 9`11"	Bonus Room	Second	14`7" x 16`10"
Laundry	Second	3`0" x 5`3"	2pc Bathroom	Main	3`1" x 7`8"
4pc Bathroom	Second	4`11" x 9`11"	5pc Ensuite bath	Second	7`9" x 12`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0510936

Remarks

Pub Rmks: **Welcome to 262 Evanscreek Court! This is the Original Owner Home boasting a Huge Private Pie Shaped Lot with no rear neighbour is just what you have been waiting for! Located in the quiet cul de sac in the family friendly community of Evanston, this home is close to everything you will need and want! This Immaculate 2 storey, 1950 sqft home of open concept living has pride of ownership throughout! You will be greeted by a large entrance, gleaming hardwood floors and lots of natural light! The main living space is a very open concept offering opportunities for a formal dining area or office flex space nook off of the entrance. A beautiful gas fireplace with views of the giant yard are a focus of the peaceful living room. The gorgeous kitchen features a rich wood cabinetry, lots of counter space, a pantry, and eating bar and great appliances, and convenient. access to the large deck and yard perfect for entertaining large groups of friends and family! The stairs to the basement are located on the side wall of the home with access to the garage and a large side yard space. The upper floor offers a large bonus room that is a great gathering area and even a home office space. The primary suite is located on the front of the home and boasts a large walk in closet, 5 piece ensuite with a soaker tub and separate shower. The two additional bedrooms are a great size and one is currently set up for the ultimate lady dressing room which could easily be converted back to a bedroom with a walk in closet. The laundry is conveniently located on this upper floor and tastefully located behind a stylish barn door. Top this off with a Double detached garage, low maintenance front yard, relaxing Hot tub in the back yard, Central A/C, Sprinkler system, Alarm system, No extra community HOA fees, 5min walk to walk your kids to school, easy access to parks, pathways, transit, shopping and restaurants galore. Hop on Stoney trail, Deerfoot in minutes along with a quick zip over to the airport! This location is fantastic and this house is calling your name to make it your new forever home!**

Inclusions:
Property Listed By: **Hot tub, Shelving in Basement, Wall Closets in bedroom, Sprinkler system, Alarm System
CIR Realty**

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













