



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 EVANSRIDGE Circle, Calgary T3P 0J1**

MLS®#: **A2170748**

Area: **Evanston**

Listing Date: **10/04/24**

List Price: **\$748,000**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 25-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,692 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**78**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 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, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`0" x 6`6"
Laundry	Main	5`6" x 4`11"
Pantry	Main	5`8" x 5`0"
Dining Room	Main	10`6" x 11`4"
Office	Main	12`1" x 9`6"
Bedroom	Second	10`0" x 10`11"
4pc Bathroom	Second	10`10" x 5`0"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`2"
Mud Room	Main	8`5" x 9`3"
Kitchen With Eating Area	Main	10`10" x 13`0"
Living Room	Main	14`0" x 15`0"
Bonus Room	Second	18`0" x 15`6"
Bedroom	Second	10`0" x 10`11"
Bedroom - Primary	Second	14`2" x 13`8"

Walk-In Closet

Second

6`9" x 11`0"

4pc Ensuite bath  
Legal/Tax/Financial

Second

9`7" x 11`0"

Title:  
**Fee Simple**  
Legal Desc:

1112572

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\* Price Reduction!\*\* Welcome to this TURNKEY home, perfectly located next to a playground. Upon entering, you'll be captivated by all that this house has to offer: 9-foot ceilings on the main floor, an open-concept design, and a flexible den with sliding glass doors that adapt to any occasion. The kitchen features a generous island with quartz countertops, a stainless steel gas stove, and modern appliances, all complemented by a walk-through pantry that provides ample storage and conveniently connects to the mudroom and garage for easy grocery access. The south-facing living room is flooded with natural light, creating a bright and welcoming atmosphere that's perfect for hosting large gatherings. Upstairs, the spacious master bedroom easily accommodates a king-size bed while still offering plenty of room to move around. The luxurious ensuite is equipped with a soaker tub and a rain shower. Two well-sized children's rooms share a full 4-piece bathroom. The bonus room above the double attached garage is filled with natural light and is spacious enough for a TV or play area. The unfinished basement features high ceilings, three windows, rough-in plumbing, and central vacuum, providing a blank canvas with endless possibilities. This home is ready for you to move in!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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









