



THE
A-TEAM

**RE/MAX
FIRST**

147 EVANSFIELD Rise, Calgary T3P 0B4

MLS®#: **A2171878**

Area: **Evanston**

Listing Date: **10/13/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Access:

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

DOM

16
Layout
Beds: **4 (4)**
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: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Oven,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`10"
Foyer	Main	9`5" x 11`0"
Living Room	Main	12`1" x 14`7"
4pc Bathroom	Second	8`7" x 8`1"
Bedroom	Second	9`1" x 14`8"
Bedroom	Second	11`9" x 11`0"
Bedroom - Primary	Second	11`3" x 15`2"

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`11"
Kitchen	Main	16`1" x 15`11"
Office	Main	8`4" x 5`6"
5pc Ensuite bath	Second	13`1" x 11`8"
Bedroom	Second	9`3" x 13`3"
Family Room	Second	16`11" x 13`11"
Walk-In Closet	Second	13`1" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1212903

Remarks

Pub Rmks: **Welcome to this stunning 2-storey Jayman custom home, exuding show-home quality and loaded with luxurious upgrades. From the moment you step into the spacious foyer, you'll be captivated by the open-concept design, soaring 9' ceilings, and the abundance of natural light flowing through large windows. The freshly painted living area enhances the bright and inviting atmosphere, perfect for both everyday living and entertaining. This home features 4 spacious bedrooms, including a primary bedroom that boasts a luxurious 5-piece ensuite with dual vanities, a jacuzzi tub, and a separate shower. The gourmet kitchen is a chef's dream, featuring a gas stove, built-in oven and microwave, gleaming granite countertops, and high-end stainless steel appliances, complemented by a stylish designer backsplash. For added ambiance, the home is equipped with a surround sound system to elevate your entertainment experience. Nestled on a quiet street, this home offers easy access to walking paths, parks, schools, and shopping, and is conveniently located near public transit. Don't miss your chance to own this remarkable home. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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









