

## 157 EVANSMEADE Circle, Calgary T3P 1B7

MLS®#: A2172045 Area: **Evanston** Listing 10/09/24 List Price: **\$650,000** 

Status: **Active** Association: Fort McMurray County: Calgary Change: -\$10k, 13-Nov

Date:



\*This is an artists rendering only. The Seller has confirmed new shingles and siding for 2025 Trim and door color are not covered under the insurance claim, this drawing is to help Buyer visualize the full potential of what the exterior could look like.

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2004 Lot Information

Lot Sz Ar: 4,919 sqft Lot Shape:

Abv Saft: 2,003 Low Sqft:

Ttl Sqft: 2.003

Finished Floor Area

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

42

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Back Lane, Street Lighting** Park Feat: **Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Sewer:

Forced Air

Ext Feat: Garden Construction:

**Wood Frame** Flooring:

Carpet,Linoleum Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Int Feat:

Utilities:

Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

## Room Information

Room Level <u>Level</u> **Dimensions** <u>Dimensions</u> Room **Dining Room** Main 12`8" x 9`6" Kitchen Main 13`11" x 10`6" **Living Room** Main 14`11" x 14`3" Office Main 13`3" x 9`10" 2pc Bathroom Main 0'0" x 0'0" Laundry Main 5`11" x 4`11" **Bedroom - Primary** Second 14`4" x 12`3" **Bedroom** Second 10`3" x 9`11" **Bedroom** Second 10`6" x 9`10" **Bonus Room** Second 16`11" x 12`5" 4pc Ensuite bathSecond0`0" x 0`0"4pc BathroomSecond0`0" x 0`0"Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0313627** 

Remarks

Pub Rmks:

This spacious and well-maintained home offers the perfect blend of comfort and functionality for modern families. As you step inside, you're greeted by a large main floor office, ideal for working from home or managing schoolwork. The open floor plan seamlessly connects the living room, complete with a cozy gas fireplace, to the full kitchen with an eating bar, making it perfect for family gatherings and entertaining. The kitchen offers a new KitchenAid stove (2023) and Bosch dishwasher (2023) and has an amazing pantry that connects back to the garage this makes unloading groceries a breeze! The main floor also features a separate laundry room and a convenient half bath. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with full-ensuite offering a private water closet, shower and soaker tub along with a walk-in closet. An additional bonus room and a homework nook on the upper level provide extra space for relaxation or study time. The unfinished basement is ready for your personal touch and creativity. Step out from the kitchen onto a cozy deck overlooking a large backyard, offering plenty of outdoor space for the family. For those with a green thumb, you'll love the large raised planter, perfect for gardening, installed. A designated platform for garbage, recycling, and compost bins adds convenience and keeps the smelly garbage and large bins out of the garage; the are located in the back lane. A home inspection was just completed so you have the peace of mind in knowing this home is lovingly cared for, including a new garage door and weather stripping (2021) and insurance will cover a new roof for you! Situated on a quiet, family-friendly street, this home is just minutes from bike paths, Kenneth Taylor Elementary School, shopping, preschools, parks, and playgrounds. This is the ideal place for your family to settle and thrive in a vibrant, community-focused neighborhood.

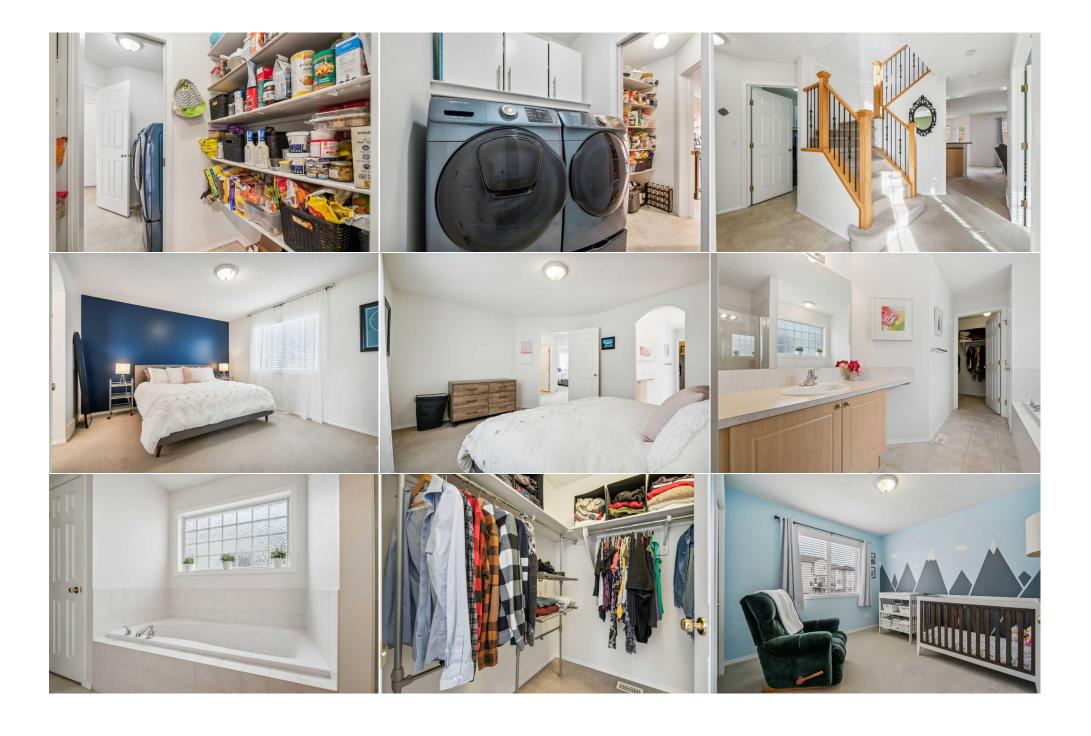
Inclusions: N/A

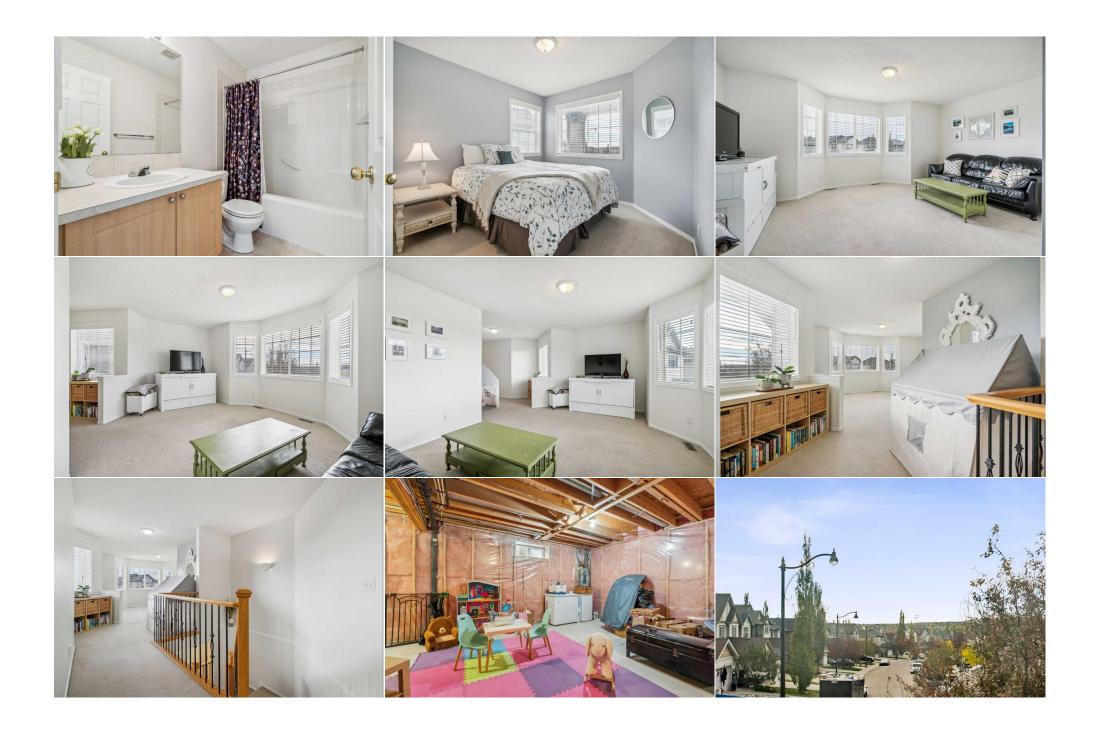
Property Listed By: Royal LePage Benchmark

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











157 Evansmeade Circle NW - 10.08.2024 Main - 910.85 sq.ft/ 84.62 m2 Upper - 1,092.37 sq.ft/ 101.48 m2 RMS Area - 2,003.22 sq.ft/ 186.10 m2

