

**157 EVANSMEADE Circle, Calgary T3P 1B7**

MLS®#: **A2172045**      Area: **Evanston**      Listing **10/09/24**      List Price: **\$650,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$10k, 13-Nov**      Association: **Fort McMurray**



\*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

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **4,919 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,003**  
 Low Sqft:  
 Ttl Sqft: **2,003**

DOM

**42**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: <b>Asphalt Shingle</b>	Construction: <b>Wood Frame</b>
Heating: <b>Forced Air</b>	Flooring: <b>Carpet, Linoleum</b>
Sewer:	Water Source:
Ext Feat: <b>Garden</b>	Fnd/Bsmt: <b>Poured Concrete</b>
Kitchen Appl: <b>Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer</b>	
Int Feat: <b>Breakfast Bar, Kitchen Island, Laminat Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)</b>	
Utilities:	

Room Information

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

4pc Ensuite bath

Second

0`0" x 0`0"

4pc Bathroom  
Legal/Tax/Financial

Second

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

0313627

Zoning:  
**R-G**

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 - 910.89 sq.ft./ 84.62 m<sup>2</sup>  
 Upper - 1,092.37 sq.ft./ 101.48 m<sup>2</sup>  
 RMS Area - 2,003.22 sq.ft./ 186.10 m<sup>2</sup>

