

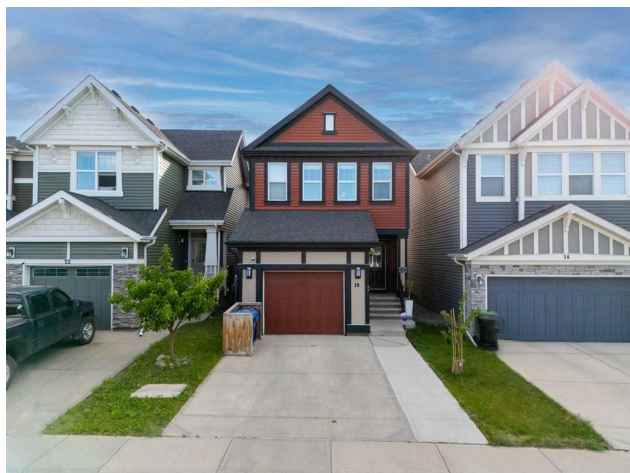


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 EVANSCREST Terrace, Calgary T3P 0B1**

MLS® #: **A2172942**      Area: **Evanston**      Listing Date: **10/15/24**      List Price: **\$634,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 29-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **2,938 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,690**  
 Low Sqft:  
 Ttl Sqft: **1,690**

DOM

**37**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Rectangular Lot,Sloped Up**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 4`10"	Dining Room	Main	10`4" x 13`9"
Foyer	Main	10`4" x 10`10"	Kitchen	Main	8`9" x 12`6"
Living Room	Main	15`0" x 12`7"	4pc Bathroom	Upper	5`7" x 9`0"
4pc Ensuite bath	Upper	9`3" x 5`9"	Bedroom	Upper	9`3" x 14`1"
Bedroom	Upper	9`6" x 10`8"	Family Room	Upper	13`1" x 15`11"

Bedroom - Primary

Upper

15`1" x 16`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413364**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to Your Dream Home in the serene and sought-after community of Evanston NW, this stunning property is a perfect blend of modern amenities and comfortable living. This property offers a detached front garage with EV Charger and boasts a generous 1690 square feet of living space, making it ideal for families or individuals looking for a spacious and welcoming home. Main Level Features Upon entering the home, you are greeted by a bright and airy main level that sets the tone for the rest of the house. The main level features a convenient half washroom, perfect for guests and quick access. The living area is designed to accommodate various furniture arrangements, ensuring comfort and style. Half Washroom is located on the main level for easy access and convenience. Centralized Air Conditioning: Ensures a comfortable indoor climate year-round. The main level flows seamlessly into the kitchen and dining areas, which are designed with both functionality and aesthetics in mind. The kitchen is equipped with modern and stainless steel appliances, ample counter space, and storage options. Outdoor Living One of the standout features of this property is the huge fenced backyard. It provides a safe and private space for children to play, pets to roam, and adults to relax. The backyard is complemented by a spacious deck, perfect for outdoor dining, barbecues, or simply enjoying the beautiful weather. Fenced Backyard: Offers privacy and security. The upper level of this home is designed with family living in mind. It includes a bonus room, two good-sized bedrooms, and a primary bedroom. Each bedroom is designed to offer ample space and comfort, ensuring restful nights and productive days. Bonus Room: Provides additional living space, which can be used as a playroom, office, or entertainment area. Two Bedrooms: Well-sized to accommodate children, guests, or be used as a home office. This home features two full bathrooms on the upper level, in addition to the half washroom on the main level. Each bathroom is fitted with modern fixtures and designed to offer both functionality and style. The property has been maintained as a no smoking home, ensuring a clean and fresh environment. \*No Animal Home\*. The location of this property in Evanston NW is one of its greatest assets. The area is known for its family-friendly environment, excellent schools, and convenient access to amenities. Public transportation is easily accessible, making commuting a breeze. Quality education options are within easy reach, making this home perfect for families with school-aged children. The property is close to plazas, shops, and grocery stores, ensuring that daily errands are convenient and quick. Residents enjoy a peaceful atmosphere, while still being close to the vibrant offerings of the city. Don't miss the opportunity to make this beautiful house your new home. Contact us today to schedule a viewing and experience all that this property has to offer.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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



