



THE
A-TEAM

**RE/MAX
FIRST**

122 EVANSCOVE Circle, Calgary T3P 0A2

MLS®#: **A2173304**

Area: **Evanston**

Listing Date: **10/18/24**

List Price: **\$738,888**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,294**
Low Sqft:
Ttl Sqft: **2,294**

Lot Information

Lot Sz Ar: **5,597 sqft**
Lot Shape:

DOM

34
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:
Park Feat:

Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level,Many Trees,Pie Shaped Lot,Treed Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Post & Beam,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 3`2"
Kitchen	Main	10`10" x 10`2"
Foyer	Main	5`9" x 9`7"
4pc Bathroom	Second	9`1" x 5`1"
Bedroom	Second	10`0" x 10`2"
4pc Ensuite bath	Second	11`2" x 12`7"
Bonus Room	Second	12`4" x 11`5"

Room	Level	Dimensions
Dining Room	Main	13`8" x 20`11"
Breakfast Nook	Main	10`10" x 10`10"
Living Room	Main	14`1" x 21`11"
Bedroom	Second	9`11" x 10`0"
Bedroom - Primary	Second	12`11" x 18`4"
Bedroom	Second	10`0" x 10`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1

0513017

Remarks

Pub Rmks: **Spacious, Family-Friendly, 4 Bedrooms Up, and Ready for You to Make Memories! Looking for the perfect home to spread out and enjoy? This 2294 sq. ft. two-story gem with 4 bedrooms, 2.5 baths, 9' ceilings, and a front-drive garage is exactly what you've been waiting for! Located in Evanston in Calgary's NW, step inside to find a functional floor plan that's perfect for a busy family like yours. The spacious living and dining rooms flow right into the kitchen, making it easy to keep an eye on the kids while you whip up dinner. Need a quiet spot to work from home? There's plenty of space that's perfect for your home office or a homework nook for the kids. Upstairs, you'll find four bedrooms, including a dreamy master suite with a walk-in closet big enough for all your "maybe one day" outfits! The kids will have their own rooms (no more sharing!), and with 2.5 baths, morning routines just got a lot smoother. Outside, you have a private deck with a gas line for your BBQ, and you've got a backyard that's calling for friends & family, birthday parties, and endless summer fun. The front-drive garage has all the space you need for parking, bikes, sports gear, and whatever else life throws your way. The attached garage also has a second entrance that leads right to the basement. Perfect for future development of a basement and plenty of potential. This home is nicely located near top-rated schools including Kenneth D. Taylor K-4 just steps away and a brand-new middle school currently being constructed along Evanston Drive. No more long morning commutes for drop-offs. You're also close to shopping, dining, and plenty of parks and outdoor adventures—whether it's a weekend hike, a family bike ride, or a lazy afternoon at the playground, this neighborhood has you covered. Evanston may be just right for you with its functional layout, beautiful landscaping and spectacular valley views. Thanks to the high-quality architecture and building controls, the value of all homes are excellently maintained in the community. This home has also had the roof shingles, siding, gutters, and downspouts, all replaced in October 2024. If you're ready for more space, a welcoming community, and a home where memories are just waiting to be made, this is it. Don't wait—call your favorite realtor partner today and schedule your viewing!**

Inclusions: **Fridge in the garage, wall mounted TV in bonus room, play structure and climbing dome in the back yard, electric fireplace in master bedroom.**

Property Listed By: **eXp Realty**

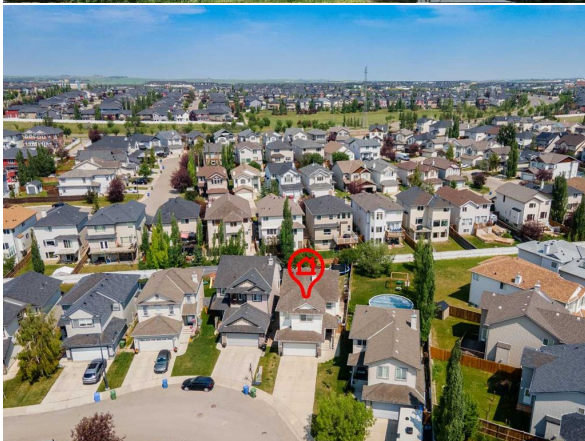
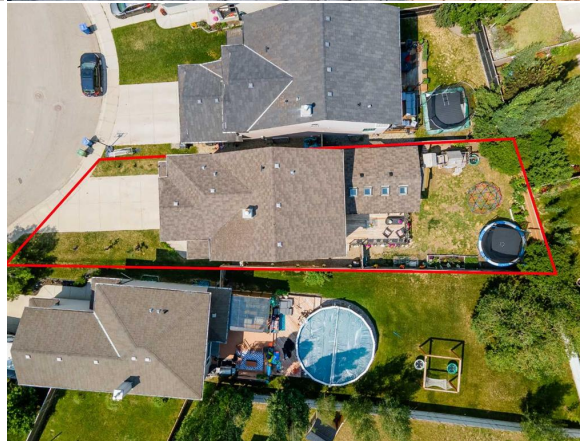
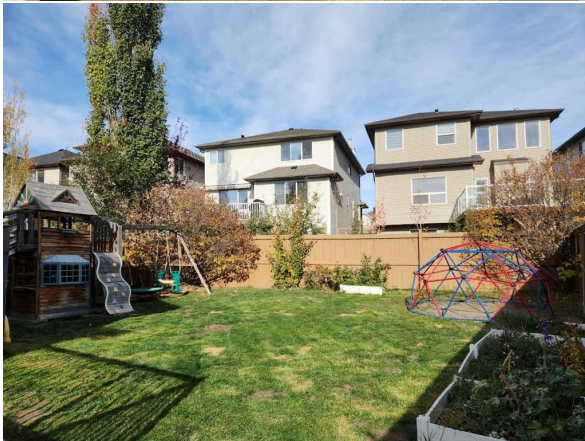
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











122 Evanscove Cir NW, Calgary, AB

1st Floor Exterior Area 1183.07 sq ft
 Enclosed Area 456.08 sq ft



0 4 8 12 ft

PREPARED: 20240719

White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

122 Evanscove Cir NW, Calgary, AB

2nd Floor Exterior Area 1144.00 sq ft



0 4 8 ft

PREPARED: 20240719

White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.