



THE A-TEAM

RE/MAX FIRST

80 EVANSRIDGE View, Calgary T3P 0H4

MLS® #: A2173936 Area: Evanston Listing: 10/18/24 List Price: \$799,900
Status: Active County: Calgary Change: -\$50k, 29-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2012
Lot Information
Lot Sz Ar: 4,305 sqft
Lot Shape:

DOM

46
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Rectangular Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Stone, Wood Frame
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Bonus Room, Bedroom - Primary, Bedroom, 5pc Ensuite bath, Kitchen, Breakfast Nook, Bedroom, 2pc Bathroom, 4pc Bathroom.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1112245**

Remarks

Pub Rmks: **Welcome to this stunning detached 2-storey home in the sought-after community of Evanston! Boasting over 2,000 sq. ft. of meticulously designed living space, this home blends modern elegance with family-friendly comfort. With numerous upgrades including hardie board exterior, triple-pane windows, a new roof and gutters, a tankless hot water system, a water softener, sprinkler system and more, this property is truly move-in ready. As you enter, you'll be welcomed by elegant hardwood floors and an open-concept layout that flows seamlessly from the spacious living room to the dining area and the gourmet kitchen. Large windows throughout the home fill the space with natural light, creating a bright and inviting ambiance. The contemporary kitchen is a chef's dream, featuring modern cabinetry, quartz countertops, stainless steel appliances, a built-in oven, a large center island, and a separate pantry for extra storage. Upstairs, you'll find a versatile bonus room—perfect for family movie nights or quiet relaxation. This level also features three well-sized bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and a large walk-in closet. The two additional bedrooms are ideal for children, guests, or a home office. The unfinished basement offers endless possibilities for future customization, allowing you to create a space tailored to your needs. Outside, the beautifully landscaped, low-maintenance backyard is perfect for summer gatherings or quiet relaxation. A double attached garage, along with a spacious driveway, ensures ample parking for multiple vehicles. Located in a fantastic neighborhood, this home is close to schools, parks, shopping, and dining, providing the ideal blend of convenience and community. Don't miss the chance to make this exceptional property your new home—schedule your private viewing today!**

Inclusions: **Shed**  
Property Listed By: **2% Realty**

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









