



THE
A-TEAM

**RE/MAX
FIRST**

292 EVANSBROOKE Way, Calgary T3P 1H2

MLS®#: **A2174113**

Area: **Evanston**

Listing **10/23/24**

List Price: **\$674,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,950 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Dry Bar,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`7" x 7`6"
Foyer	Main	11`8" x 11`6"
Laundry	Main	9`0" x 11`5"
4pc Bathroom	Second	8`10" x 7`3"
Bedroom	Second	9`0" x 11`5"
Family Room	Second	19`1" x 12`5"
4pc Bathroom	Basement	10`9" x 5`8"

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`2"
Kitchen	Main	11`0" x 9`10"
Living Room	Main	14`1" x 17`0"
4pc Ensuite bath	Second	11`8" x 9`10"
Bedroom	Second	11`7" x 10`11"
Bedroom - Primary	Second	15`7" x 14`8"
Bedroom	Basement	11`0" x 14`8"

Game Room

Basement

14`8" x 28`0"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`6" x 10`5"

Title:
Fee Simple
Legal Desc:

0510936

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this lovely 2-storey home in the heart of Evanston, a sought-after, family-friendly community. Offering 2,600 sq. ft. of living space on a 3,950 sq. ft. lot, this home features 4 bedrooms and 3.5 bathrooms—ideal for family living. Step inside to a cozy living room with a gas fireplace, perfect for relaxing evenings. The open-concept kitchen boasts ample counter space, a walk-through pantry, and a newer LG dishwasher. The adjacent dining area opens to a raised, low-maintenance deck with aluminum railing and storage underneath—great for outdoor dining. Upstairs, find 3 bedrooms, including a primary suite with a walk-in closet, soaker tub, and separate shower. A bonus room adds flexibility for a playroom, office, or family space. The fully finished basement includes a rec room with a bar, a fourth bedroom, and a full bath—ideal for guests or older children. The double-attached garage with a built-in workbench is perfect for DIY projects and extra storage. Built by Homes by Avi and lovingly maintained by the original owners, this home boasts a newly installed roof and hot water tank, adding peace of mind for future homeowners. Situated on a quiet street with great neighbours, it's close to schools, parks, Creekside Shopping Centre, and major routes like Stoney and Deerfoot Trail. Don't miss your chance to make this wonderful home yours!

Inclusions:

Built-in wooden work bench in garage, Grey metal shelving in garage, Washer, Dryer, Kitchen Refrigerator, Dishwasher, Microwave Hood Fan, Window Coverings, TV Mount, Metal firepit, Garage Control(s), Alarm system hardware, Lawn mower, Grass trimmer, Rain barrel, Desk in bonus room

Property Listed By:

Royal LePage Benchmark

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











