



THE
A-TEAM

**RE/MAX
FIRST**

305 EVANSPARK Gardens, Calgary T3P 0G6

MLS®#: **A2174498**

Area: **Evanston**

Listing Date: **10/23/24**

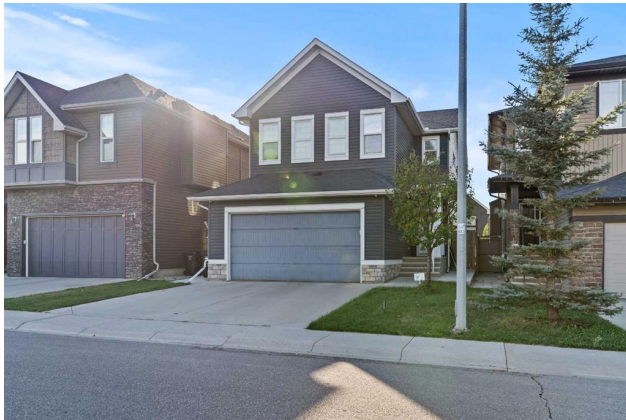
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,078**
Low Sqft:
Ttl Sqft: **2,078**

DOM

29
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garburator,Gas Stove,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`7"
Kitchen	Main	19`0" x 10`0"
4pc Bathroom	Second	4`10" x 8`0"
Bedroom	Second	9`10" x 9`10"
Bedroom - Primary	Second	13`7" x 13`5"
Bonus Room	Second	17`11" x 14`0"

Room	Level	Dimensions
Dining Room	Main	11`1" x 13`5"
Living Room	Main	11`10" x 15`5"
5pc Ensuite bath	Second	8`11" x 12`0"
Bedroom	Second	9`11" x 9`11"
Laundry	Second	8`3" x 7`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1014634

Remarks

Pub Rmks: **OPEN HOUSE OCT 26th 12 to 3! Step into this beautifully updated 3-bedroom, 2.5-bathroom haven where modern luxury meets comfort. From the moment you walk in, you'll be greeted by an abundance of natural light that fills the open-concept living, dining, and kitchen areas, perfect for both everyday living and entertaining. The kitchen is a chef's dream, boasting sleek white cabinetry, granite countertops, a gas stove, a stylish backsplash, and a convenient walk-through pantry. Cozy up by the gas fireplace in the spacious living room, complemented by NEW LIGHTING that creates a warm, welcoming atmosphere. The thoughtfully updated half bath and mudroom feature fresh NEW TILE, adding a modern touch to this already stunning home. On the upper level, a massive bonus room offers endless possibilities, home office, playroom, or a personal retreat. You'll also love the convenience of the upper-level laundry for hassle-free laundry days. Each bedroom is generously sized, providing the perfect sanctuary for relaxation. Step outside to the WEST-FACING backyard and enjoy the good-sized deck with sleek glass railings, perfect for soaking up the afternoon sun or hosting summer BBQs. With a NEW DECK, NEW CONCRETE PATIO, and all major components already taken care of, including a BRAND NEW ROOF, NEW SIDING, NEW FURANCE, and NEW TANKLESS HOT WATER SYSTEM , this home is ready for you to move in and enjoy without worry. The unfinished basement is a blank canvas with a rough-in for a third full bathroom, giving you the flexibility to add a guest suite, rec room, or whatever suits your lifestyle. Located within walking distance to top-rated schools and close to shopping and major highways, this home offers both convenience and a prime location for your family. This is more than just a house, it's the lifestyle you've been dreaming of. Don't miss your chance to make it yours!**

Inclusions: **Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings/Blinds, Garage Controls, security system, wall mounts for TVs, Water softener**

Property Listed By: **RE/MAX First**

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

