



THE
A-TEAM

**RE/MAX
FIRST**

95 EVANSRIDGE Crescent, Calgary T3P 0J3

MLS® #: **A2177932**

Area: **Evanston**

Listing Date: **11/08/24**

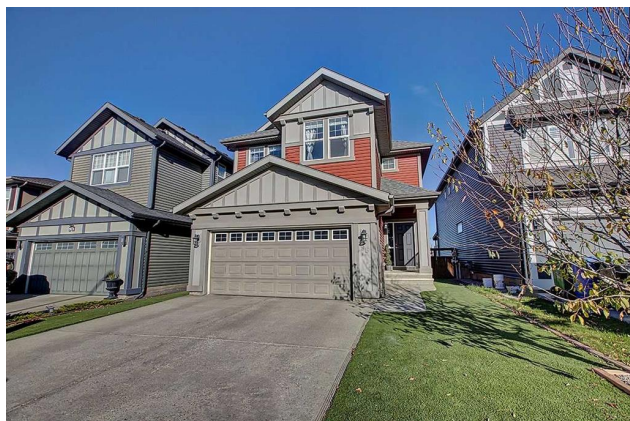
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$38k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **2,149**
Low Sqft:
Ttl Sqft: **2,149**

Lot Information

Lot Sz Ar: **3,702 sqft**
Lot Shape:

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`0"
Pantry	Main	5`5" x 3`11"
Foyer	Main	11`1" x 5`6"
2pc Bathroom	Main	5`2" x 4`10"
Bedroom - Primary	Second	15`2" x 11`4"
Walk-In Closet	Second	7`11" x 5`0"
Bedroom	Second	12`3" x 9`5"

Room	Level	Dimensions
Kitchen	Main	13`1" x 10`9"
Dining Room	Main	12`10" x 11`0"
Mud Room	Main	5`1" x 4`2"
Family Room	Second	13`10" x 11`7"
Walk-In Closet	Second	4`11" x 4`10"
5pc Ensuite bath	Second	13`2" x 11`9"
Bedroom	Second	12`8" x 9`1"

Laundry

Second

8`9" x 5`10"

4pc Bathroom
Legal/Tax/Financial

Second

11`7" x 4`10"

Title:
Fee Simple
Legal Desc:

1112572

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE Saturday 2-4PM.Welcome to this immaculately maintained 2 storey home in the heart of Evanston, offering 2,149 square feet of modern and stylish living space. This stunning property features 3 bedrooms, 3 bathrooms, and bonus room, all conveniently designed with upstairs laundry added for ease and functionality. Once you step inside you will discover a light and bright main floor with an inviting open layout overlooking the GREEN SPACE and highlighted by upgraded luxury vinyl flooring throughout the main level. The well-thought-out kitchen boasts upgraded stainless steel appliances which flow seamlessly into a spacious living area perfect for entertaining guests. The Master suite is equally impressive, featuring separate dual sinks, large soaker tub, glass shower and TWO large closets for optimal convenience and organization. One of the standout features of this home is its modern aesthetic, accented by upgraded lighting throughout. An enormous feature of this home is the backyard. It's a true oasis, the design is enhanced by a stylish glass railing and staircase which will lead you to a hot tub situated on a well-prepared pad, ideal for relaxation and reconnecting after a long day. The property offers privacy bordering a large green space, providing a serene backdrop for any outdoor activities. You'll appreciate the low-maintenance turf in the front yard, ensuring your home always looks its best with minimal effort. Families will love the convenient walking zone access to both the Our Lady of Grace Catholic School and Kenneth Taylor Public School, making morning routines a breeze. Additionally, this home is ideally located near Creekside Shopping Centre which offers all you shopping needs, various pubs, and dining options, minutes away from Costco, Walmart and with quick access to Stoney Trail the gateway to the stunning Rocky Mountains. With its brand-new roof (2024) and meticulous upkeep, this home is ready for you to move in and start making memories. Don't miss your opportunity to own this beautiful residence in Evanston—schedule a viewing today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

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



