



THE
A-TEAM

**RE/MAX
FIRST**

78 EVANSMEADE Circle, Calgary T3P 1B8

MLS® #: **A2179419**

Area: **Evanston**

Listing Date: **11/15/24**

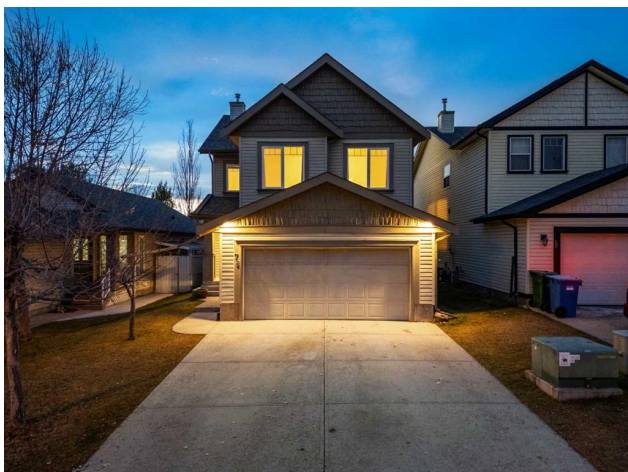
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,154 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,739**
Low Sqft:
Ttl Sqft: **1,739**

DOM

6

Layout

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

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|---------------------|--------------|-----------------------|
| Living Room | Main | 17`2" x 14`1" | Kitchen | Main | 9`10" x 11`11" |
| Dining Room | Main | 10`11" x 12`6" | 2pc Bathroom | Main | |
| Bedroom - Primary | Upper | 13`3" x 17`10" | Family Room | Upper | 19`0" x 11`7" |
| Bedroom | Upper | 9`7" x 10`3" | Bedroom | Upper | 8`11" x 9`11" |
| 5pc Ensuite bath | Upper | | 4pc Bathroom | Upper | |

| | | | | | |
|---------------------------------|----------------------|------------------------------|--|----------------------|----------------|
| Furnace/Utility Room Bedroom | Basement Basement | 8`8" x 8`4" 8`6" x 11`11" | Game Room 4pc Bathroom Legal/Tax/Financial | Basement Basement | 23`10" x 23`9" |
|---------------------------------|----------------------|------------------------------|--|----------------------|----------------|

| | | | |
|--|----------------|-----------------------|--|
| Title: Fee Simple Legal Desc: | | Zoning: R-G | |
| | 0214355 | | |

Remarks

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|---------------------|---|
| Pub Rmks: | <p>Welcome to this well-appointed two-storey home, ideally situated on a quiet street in the desirable community of Evanston. This charming property boasts a west-facing backyard, perfect for enjoying sunny afternoons, and is just steps away from a serene pond and tranquil walking paths. The main floor features an open-concept kitchen with a large island, white cabinetry, and stunning quartz countertops. The kitchen flows seamlessly into the dining and living areas, where a cozy gas fireplace adds warmth and charm while overlooking the peaceful west-facing backyard. A convenient half bath and laundry room round out the main level. Upstairs, you'll find a spacious bonus room with soaring 9' ceilings, as well as three generously sized bedrooms, including a king-sized primary retreat with a large walk-in closet and a luxurious ensuite complete with dual sinks, a soaker tub, and a walk-in shower. The fully developed lower level offers additional living space with a family room, a fourth bedroom, a full bathroom, and the potential for a second kitchen, as a sink is already in place. Recent updates include a new roof with shingles replaced in 2021, providing peace of mind for years to come. The Evanston community is family-friendly, offering both Catholic and public schools, and is just minutes away from three shopping plazas with plenty of amenities. With easy access to Stoney Trail and beautiful outdoor spaces, this home offers the perfect balance of comfort, convenience, and location.</p> |
| Inclusions: | n/a |
| Property Listed By: | RE/MAX First |

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



