



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 EVANSFIELD Manor, Calgary T3P 1J8**

MLS®#: **A2180957**

Area: **Evanston**

Listing Date: **11/26/24**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **-\$60k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,967**  
Low Sqft:  
Ttl Sqft: **1,967**

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Flex Space</b>	<b>Main</b>	<b>11`5" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 9`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>9`10" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`10" x 16`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>14`6" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1712059**

Remarks

Pub Rmks:

**Stunning 2021-Built Two-Storey Home in Evanston. This immaculate Two-Storey Home, offers nearly 2,000 sq. ft. of thoughtfully designed living space in the desirable community of Evanston. Showcasing impeccable finishes, this home features Luxury Vinyl Plank Flooring and 9-Foot Ceilings on the Main Floor, upgraded Carpet upstairs, and Granite Countertops in the Kitchen and all Bathrooms. Enhanced with Motorized Window Blinds, Central A/C with Life Breath Humidifier, the home is as functional as it is stylish. The Sunny South-Facing Backyard includes a Full-Width Covered Deck, perfect for entertaining. | \*\*\* CHECK OUT THE 3D VIRTUAL TOUR \*\*\*| The Main Floor welcomes you with a Flex Room, ideal for a Home Office or Study, and an Open-Concept Design. The Gourmet Kitchen boasts Stainless Steel Appliances, a large Center Island with an Eating Bar, High-Gloss Cabinets, a Custom Backsplash, a Chimney-Style Hood Fan, and a corner pantry. Adjacent is a bright Family Room centered around a modern Gas Fireplace with polished Grey Tile extending to the ceiling, and a Dining Nook with direct access to the Covered Deck. Upstairs, the home offers a cozy Bonus Room, perfect for family time. The Primary Bedroom Retreat features a luxurious 5-piece Ensuite, showcasing a Jetted Tub and an Oversized Standing Shower with custom tile. The Ensuite is complete with Double Vessel Sinks, and a Walk-In Closet. Two additional Bedrooms, one with its own Walk-In Closet, share a beautifully finished Full Bathroom. For added convenience, the Laundry Area is located on the Upper Floor. The partially finished Basement, with its high 9-Foot Ceilings, includes a large decorated Playroom, making it ideal for gatherings or recreational use. The outdoor space is fully landscaped and fenced, with a South-Facing Backyard offering extended living space on the Full-Width Covered Deck. At the front, an Extended Driveway accommodates up to three vehicles and is complemented by a stamped border on the sidewalk. A unique touch includes Permanent Christmas Lights, adding year-round charm and convenience. Located within walking distance of Our Lady of Grace School, the North Evanston Cricket Ground, and a local Playground, this home is surrounded by excellent amenities. With easy access to Evansridge Park, the YMCA, and nearby shopping and dining, Evanston provides the perfect balance of comfort, convenience, and community. Don't miss out on this exceptional home - book your viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Jessica Chan Real Estate & Management Inc.**

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























