



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**987 EVANSTON Drive, Calgary T3P 0K9**

MLS® #: **A2181653**

Area: **Evanston**

Listing Date: **11/30/24**

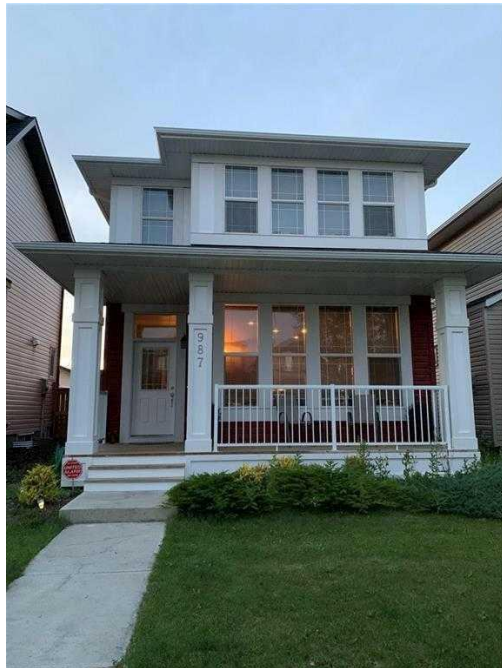
List Price: **\$649,999**

Status: **Pending**

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: **3,272 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,704**  
Low Sqft:  
Ttl Sqft: **1,704**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Smoking Home,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 12`6"	Entrance	Main	5`10" x 5`8"
Kitchen	Main	13`1" x 16`5"	Dining Room	Main	14`11" x 10`0"
2pc Bathroom	Main	5`11" x 5`8"	Mud Room	Main	6`7" x 6`2"
Bedroom - Primary	Second	14`11" x 12`10"	4pc Ensuite bath	Second	8`4" x 10`8"
Bedroom	Second	9`11" x 11`6"	Bedroom	Second	10`7" x 9`11"
4pc Bathroom	Second	10`8" x 4`11"	Laundry	Second	5`8" x 5`11"
Walk-In Closet	Second	5`8" x 6`1"	Game Room	Basement	23`0" x 11`3"
Den	Basement	11`5" x 9`2"	3pc Bathroom	Basement	10`8" x 4`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1113046**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning two-story, fully developed former show home in the well-established community of Evanston. This exquisite property with a total finished area of about 2300sqft, boasts three bedrooms, 3.5 bathrooms, central air conditioning, and a double detached garage. On the main floor, you'll find an open-concept layout featuring a spacious dining area, a kitchen with a huge island and eating area, and a dining room that opens to the backyard deck through 4-pane sliding glass doors. The main floor includes a convenient 2-piece bathroom and a mudroom with a closet and storage space. A tech station is neatly positioned in the kitchen area, illuminated by pot lights that enhance the contemporary design. The upper level offers 3 bedrooms, including a luxurious master suite with a walk-in closet and a ensuite bathroom featuring a soaker tub and separate glass-tiled shower. Additionally, this level has one more 4-piece bathroom and a laundry room. The fully developed basement is designed with no wasted space, offering a family room, wet bar, den, storage area, and utility room. This home comes complete with all appliances, Hunter Douglas window coverings, and built-in home sound speakers. The exterior is landscaped, fenced, and features a back alley. Experience the pride of ownership in this meticulously maintained home!**

Inclusions: **None**  
 Property Listed By: **RE/MAX House of Real Estate**

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













