



THE
A-TEAM

**RE/MAX
FIRST**

68 EVANSCREST Place, Calgary T3P 1J5

MLS®#: **A2182272**

Area: **Evanston**

Listing Date: **12/05/24**

List Price: **\$675,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,Parking Pad**

DOM

16
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|
| Entrance | Main | 10`9" x 5`5" |
| 4pc Bathroom | Main | 7`11" x 5`6" |
| Dining Room | Main | 11`0" x 13`0" |
| Mud Room | Main | 7`2" x 7`10" |
| Bedroom | Upper | 10`9" x 8`11" |
| Bonus Room | Upper | 10`6" x 13`8" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------------------|--------------|-----------------------|
| Bedroom | Main | 10`0" x 13`0" |
| Living Room | Main | 14`0" x 13`0" |
| Kitchen With Eating Area | Main | 14`7" x 12`11" |
| Bedroom | Upper | 9`7" x 9`9" |
| 4pc Bathroom | Upper | 8`11" x 4`11" |
| Laundry | Upper | 7`5" x 4`11" |

Bedroom - Primary
4pc Ensuite bath
Flex Space
3pc Bathroom
Walk-In Closet

Upper
Upper
Basement
Basement
Basement

12`0" x 11`0"
9`5" x 4`11"
16`10" x 12`3"
4`11" x 7`11"
8`5" x 3`5"

Walk-In Closet
Bedroom
Kitchenette
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

9`5" x 4`6"
9`11" x 4`11"
5`4" x 8`8"
9`11" x 14`0"
13`11" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1712284

Zoning:
R-G

Remarks

Pub Rmks: **Seize the opportunity to own the PERFECT family home! This stunning property boasts over 2520 sq ft of living space with endless features including a 2 bedroom illegal SUITE with SEPARATE ENTRANCE. The well lit main level welcomes you and your guests into a thoughtfully designed space. An open-concept floorplan is enhanced by a rear kitchen and central living room with direct access to the back deck through the kitchen. The bright dining and kitchen area open to the inviting main floor living room, making it a perfect space for entertaining. The kitchen features a large granite island, ample cabinetry and stainless steel appliances. Finishing off the main level, you'll find a well appointed private bedroom. Upstairs, you'll find a convenient laundry room, 2 spacious spare bedrooms, and a shared 4pc bath. The primary bedroom, also located on the upper level, offers a private 4pc ensuite and a spacious walk-in closet. The top level also hosts a bonus room that can serve as a play room, home office, or family room. The bright basement with separate entrance offers additional living space with high ceilings, a kitchenette, 2 bedrooms, a bathroom & a living room that can double as additional family space. Outside, enjoy the your large deck and a parking pad ready for a future garage. Located on a quiet, family-friendly street in the highly desirable neighborhood of Evanston, this home has it all! Act fast! Book your viewing today and make it yours!**

Inclusions:
 Property Listed By:

N/A
eXp Realty

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











