



THE A-TEAM

RE/MAX FIRST

78 EVANSMEADE Circle, Calgary T3P 1B8

MLS@#: A2183501 Area: Evanston Listing 12/13/24 List Price: \$629,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2003
Finished Floor Area
Abv Sqft: 1,739
Low Sqft:
Ttl Sqft: 1,739
Lot Sz Ar: 4,154 sqft
Lot Shape:

DOM

8
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, Kitchen, etc.

**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

Pub Rmks: **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.**

Inclusions:
Property Listed By: **N/A
RE/MAX First**

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













