



THE
A-TEAM

**RE/MAX
FIRST**

49 EVANSCREST Court, Calgary T3P0S1

MLS®#: **A2186436**

Area: **Evanston**

Listing Date: **01/09/25**

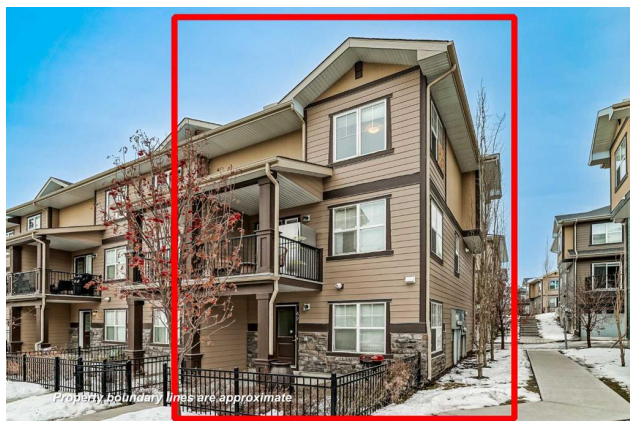
List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Few Trees**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,493**
Low Sqft:
Ttl Sqft: **1,493**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Concrete, Mixed**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	4`6" x 7`5"	Flex Space	Lower	10`5" x 13`2"
Living Room	Main	12`2" x 13`9"	Dining Room	Main	7`6" x 12`1"
Kitchen	Main	8`8" x 13`4"	Laundry	Main	4`10" x 6`0"
Bedroom - Primary	Upper	9`8" x 11`1"	Bedroom	Upper	8`4" x 9`7"
Bedroom	Upper	10`5" x 10`7"	2pc Bathroom	Main	4`10" x 5`0"
4pc Bathroom	Upper	4`10" x 7`10"	3pc Bathroom	Upper	5`0" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$313

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1711185**

Remarks

Pub Rmks: **Exquisite three-storey, three-bedroom, 2.5-bath END unit seamlessly combines modern living with serene surroundings. Offering the privacy of just one neighbouring property, the home is bathed in natural light and boasts abundant outdoor living spaces, including a private patio garden, two balconies on the main level, and a double attached garage. The expansive, open-concept interior is designed to impress, with high-end finishes throughout. The chef-inspired kitchen features ceiling-height cabinetry, sleek quartz countertops, stainless steel appliances, and laminate flooring that flows gracefully throughout the main level. Oversized windows flood the space with light, creating a bright and inviting atmosphere. On the upper level, you'll find two generously sized bedrooms, each with a walk-in closet and private ensuite bath for unparalleled comfort and privacy. The conveniently located laundry room, equipped with additional shelving, adds to the home's practicality. The fully developed lower walkout level offers versatile space, ideal for a home office, gym, or playroom. This exceptional property is ideally situated close to major amenities, shopping, schools, and parks, with easy access to Stoney Trail for seamless commuting. Don't miss the chance to make this stunning home yours!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





