



THE
A-TEAM

**RE/MAX
FIRST**

91 EVANSCREST Way, Calgary t3p0r7

MLS® #: **A2187232**

Area: **Evanston**

Listing Date: **01/15/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`1" x 8`9"	Dining Room	Main	10`0" x 7`6"
Living Room	Main	14`9" x 10`5"	Foyer	Main	7`5" x 5`7"
Bonus Room	Second	13`7" x 12`11"	Laundry	Second	5`8" x 3`2"
Bedroom - Primary	Second	13`7" x 12`11"	Bedroom	Second	10`0" x 9`3"
Bedroom	Second	10`0" x 9`4"	2pc Bathroom	Main	

4pc Bathroom

Second

4pc Ensuite bath
Legal/Tax/Financial

Second

Title:
Fee Simple
Legal Desc:

1413364

Zoning:
R-G

Remarks

Pub Rmks: **Cozy 3 bedroom family home located in the desirable community of Evanston. Open concept living area provides functional space for family gatherings and entertaining. This home boasts upper level laundry, spacious bonus room excellent primary bedroom with walk in closet and ensuite.**

Inclusions: **n/a**

Property Listed By: **Real Estate Professionals Inc.**

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







