



THE
A-TEAM

**RE/MAX
FIRST**

148 EVANSPARK Gardens, Calgary T3P 0G7

MLS®#: **A2187561**

Area: **Evanston**

Listing Date: **01/14/25**

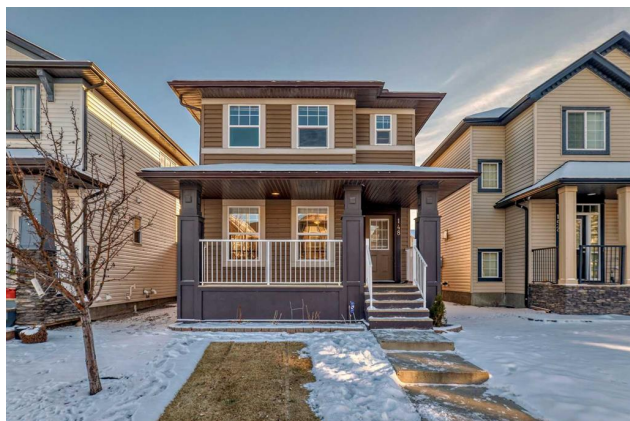
List Price: **\$618,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **3,197 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,327**
Low Sqft:
Ttl Sqft: **1,327**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 13`10"
Dining Room	Main	11`7" x 9`4"
Entrance	Main	6`5" x 4`11"
2pc Bathroom	Main	5`6" x 5`0"
3pc Ensuite bath	Second	7`11" x 4`11"
4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	11`6" x 9`4"

Room	Level	Dimensions
Kitchen	Main	9`8" x 11`10"
Laundry	Main	5`5" x 3`5"
Covered Porch	Main	19`2" x 5`8"
Pantry	Main	3`10" x 3`7"
Bedroom - Primary	Second	13`7" x 11`6"
Bedroom	Second	12`0" x 9`3"
4pc Bathroom	Lower	7`11" x 5`3"

Game Room

Lower

17` 10" x 11` 5"

Bedroom
Legal/Tax/Financial

Lower

13` 3" x 9` 6"

Title:
Fee Simple
Legal Desc:

1014634

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to Evanspark Gardens! Welcome to your new home. This stunning 4-bedroom home which has been very well maintained is located just across a green space (playground) on a quiet street in the well sought after community of Evanston. This home boast of over 1800 square feet of developed space. The moment you walk through the door you will be impressed by the unique layout of the main floor which is a mix of modern and contemporary style. You will be greeted by a great size living room with large windows that allows for tons of natural lighting keeping the space quite bright and lively. This floor has a large kitchen with pantry and lots of cabinetry space, a large dining area which overlooks the large rear deck and the fully fenced / landscaped backyard. The huge back yard is a big bonus. A half bath and a laundry room complete this level. The upper level features a large primary bedroom with ensuite, two other large bedrooms and a 4-piece bath that completes this level. The lower level is fully finished with a large bedroom, a 4-piece bath and a huge recreational / family room. This property's location is prime & in close proximity to the YYC Airport, shopping centres (cross Iron, Costco, Superstore etc.), parks, playground, major roads (Stoney TR, Deerfoot TR, Symons Valley, Beddington TR, Country Hills BV), public transit, great network of bike routes and pedestrian pathways for outdoor living. Recent upgrades include a completely remodelled primary bedroom to include an ensuite (2024), new furnace (2024), main floor living room LVP flooring (2024), new roof (2024), fresh coats of paints (2024), Refrigerator (2024), Dishwasher (2023), Dryer (2022), Washer (2022), Electric Stove (2022). Book your private viewing today with your favourite Realtor. Don't miss out on this!!

Inclusions:
Property Listed By:

N/A
Premiere Realty Direct

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

