



THE
A-TEAM

**RE/MAX
FIRST**

33 EVANSVIEW Manor, Calgary t3p0j7

MLS®#: **A2189082** Area: **Evanston** Listing Date: **01/20/25** List Price: **\$800,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,417**
 Low Sqft:
 Ttl Sqft: **1,417**

DOM
2
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Central Vacuum, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 12`5" x 12`2" | Office | Main | 8`10" x 12`11" |
| Living Room | Main | 14`7" x 13`7" | Bedroom - Primary | Main | 13`0" x 15`0" |
| 5pc Ensuite bath | Main | | 2pc Bathroom | Main | |
| Game Room | Basement | 25`8" x 23`5" | Bedroom | Basement | 12`5" x 16`0" |
| Bedroom | Basement | 11`5" x 10`5" | 4pc Bathroom | Basement | |
| Storage | Basement | 15`1" x 24`11" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110522

Zoning:
R-1s

Remarks

Pub Rmks:

There's nothing quite like the feeling of finding the home of your dreams...and now you have, here in this beautifully appointed walkout bungalow in the mature community of Evanston. This fully finished 3 bedroom + den home enjoys central air & hardwood floors, soaring vaulted ceilings, 2 car garage & private backyard with covered patio. Wonderful free-flowing floor plan filled with natural light, from the open concept flex room...which is perfect as your home office or formal dining room, to the inviting living room with its fireplace. The sleek designer kitchen cabinetry & glistening granite countertops, subway tile backsplash & walk-in pantry, & the upgraded stainless steel appliances. The relaxing owners retreat has a walk-in closet & ensuite with soaker tub, separate shower & granite topped double vanities. The walkout level - with high ceilings, is beautifully finished with 2 large bedrooms, and 4 piece bathroom. Convenient main floor laundry with large closet & built-ins. The backyard is fully fenced & landscaped, complete with storage shed. Additional features include underground sprinklers, central vacuum system, fantastic balcony with natural gas line for your BBQ where you can sit back, relax and take in the wide open views! Walking distance to a playground & park, only a short drive to Evanston Towne Centre & Creekside Shopping Centre plus easy access to Stoney & Deerfoot Trails to take you downtown, the airport and beyond, this amazing home truly does have it all!

Inclusions:
Property Listed By:

none
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













