



THE
A-TEAM

**RE/MAX
FIRST**

80 EVANSRIDGE View, Calgary T3P 0H4

MLS® #: **A2189136** Area: **Evanston** Listing Date: **01/21/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,305 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,043**
 Low Sqft:
 Ttl Sqft: **2,043**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 10`10"	Kitchen	Main	17`11" x 15`3"
Bonus Room	Upper	15`7" x 11`6"	Breakfast Nook	Main	10`4" x 8`11"
Bedroom - Primary	Upper	13`0" x 12`10"	Bedroom	Upper	13`0" x 10`0"
Bedroom	Upper	10`0" x 9`0"	2pc Bathroom	Main	6`3" x 4`10"
5pc Ensuite bath	Upper	13`10" x 7`1"	4pc Bathroom	Upper	8`11" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1112245

Remarks

Pub Rmks: **Welcome to this stunning detached 2-storey home in the sought-after community of Evanston! Boasting over 2,000 sq. ft. of meticulously designed living space, this home blends modern elegance with family-friendly comfort. With numerous upgrades including hardie board exterior, triple-pane windows, a new roof and gutters, a tankless hot water system, a water softener, sprinkler system and more, this property is truly move-in ready. As you enter, you'll be welcomed by elegant hardwood floors and an open-concept layout that flows seamlessly from the spacious living room to the dining area and the gourmet kitchen. Large windows throughout the home fill the space with natural light, creating a bright and inviting ambiance. The contemporary kitchen is a chef's dream, featuring modern cabinetry, quartz countertops, stainless steel appliances, a built-in oven, a large center island, and a separate pantry for extra storage. Upstairs, you'll find a versatile bonus room—perfect for family movie nights or quiet relaxation. This level also features three well-sized bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and a large walk-in closet. The two additional bedrooms are ideal for children, guests, or a home office. The unfinished basement offers endless possibilities for future customization, allowing you to create a space tailored to your needs. Outside, the beautifully landscaped, low-maintenance backyard is perfect for summer gatherings or quiet relaxation. A double attached garage, along with a spacious driveway, ensures ample parking for multiple vehicles. Located in a fantastic neighborhood, this home is close to schools, parks, shopping, and dining, providing the ideal blend of convenience and community. Don't miss the chance to make this exceptional property your new home—schedule your private viewing today!**

Inclusions: **Shed**
Property Listed By: **2% Realty**

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









