



THE
A-TEAM

**RE/MAX
FIRST**

24 EVANSFIELD Crescent, Calgary T3P 1J8

MLS®#: **A2189712**

Area: **Evanston**

Listing Date: **01/28/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,525**
Low Sqft:
Ttl Sqft: **2,525**

DOM

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

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Washer,Window Coverings**
Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Tankless Hot Water,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 9`0"	Living Room	Main	15`0" x 17`1"
Kitchen	Main	10`1" x 14`6"	Office	Main	7`2" x 9`3"
2pc Bathroom	Main	0`0" x 0`0"	Bonus Room	Upper	18`4" x 15`0"
Bedroom - Primary	Upper	13`9" x 17`6"	5pc Ensuite bath	Upper	
Bedroom	Upper	10`9" x 9`7"	Bedroom	Upper	9`4" x 11`0"
Bedroom	Upper	9`4" x 11`0"	5pc Bathroom	Upper	

Game Room
Other

Basement
Basement

15`6" x 16`9"
11`11" x 13`2"

Media Room
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

17`6" x 12`7"

Title:
Fee Simple
Legal Desc:

1712059

Zoning:
R-G

Remarks

Pub Rmks:

This Trico built SHOWHOME in the desirable NW community of Evanston offers a contemporary floor plan and over 3400 sqft of developed living space! Ideally located close to shopping, schools, public transportation, and Stoney Trail, this home provides both convenience and luxury. The spacious main floor features an open living room with large bright windows and a gas fireplace, a private office with pocket doors, and a gourmet kitchen which includes a large center island, quartz countertops, walk-through pantry, and built-in stainless steel appliances. Upstairs, you'll find four bedrooms, including the primary suite which offers a luxurious 5-piece ensuite with a soaker tub, his/her sinks, and a separate shower with glass surround, plus a walk-in closet. The centrally located bonus room provides another living space for the growing family but also provides separation between the primary bedroom and the remaining 3 bedrooms and full bathroom. A conveniently located laundry room is also found on this floor. Down in the fully finished basement, there is another family room/ TV room, large rec room, full 4 piece bathroom and a beautiful wet bar with a huge island great for entertaining. There is also a side entrance for easy access. Other upgrades include A/C, tankless hot water, new siding, and new upgraded roof shingles(4 IKO Nordic shingles with transferable workmanship warranty).This beautiful home is move in ready and expected to sell fast so book a private showing today before it's gone!

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

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











