



THE
A-TEAM

**RE/MAX
FIRST**

131 EVANSWOOD Circle, Calgary T3P 0K2

MLS®#: **A2195295**

Area: **Evanston**

Listing Date: **02/27/25**

List Price: **\$694,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,216

Year Built:

2013

Low Sqft:

Lot Information

Ttl Sqft:

2,216

Lot Sz Ar:

4,284 sqft

Lot Shape:

DOM

0

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,No Neighbours Behind,Pie Shaped Lot
Double Garage Attached,Driveway,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Double Vanity,Granite Counters,High Ceilings,Soaking Tub,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 9`9"	Kitchen	Main	12`0" x 10`3"
Living Room	Main	13`1" x 17`4"	Den	Main	12`6" x 11`9"
2pc Bathroom	Main	5`6" x 5`2"	Foyer	Main	5`8" x 12`5"
5pc Ensuite bath	Upper	12`0" x 17`11"	Bedroom - Primary	Upper	12`5" x 14`11"
Family Room	Upper	12`5" x 13`1"	4pc Bathroom	Upper	4`11" x 9`9"
Laundry	Upper	8`8" x 5`5"	Bedroom	Upper	12`0" x 12`4"
Bedroom	Upper	12`6" x 9`11"			

Title:
Fee Simple
 Legal Desc:

1113046

Zoning:
R-2M

Remarks

Pub Rmks:

This stunning 3-bedroom, 2.5-bathroom home has been meticulously maintained and is perfect for a young couple or growing family seeking an unmatched location in a heavily upgraded home. Set on a spacious 4,284 square-foot pie-shaped lot, this home boasts over 2,200 square feet of beautifully developed space + includes a full basement that awaits your imagination. At the front of the home is a den featuring a 2-sided gas fireplace—ideal for a work-from-home space, or it could easily be converted into a children’s play area. The beautiful kitchen features timeless two-tone cabinetry, with white upper cabinets and maple wood lower cabinets and island. It’s complete with granite countertops, a Silgranit sink, a suite of stainless-steel appliances, and a walk-through pantry with additional storage. The kitchen opens to the dining area, which features large south-facing windows overlooking the backyard, and the living room, which includes a stunning feature wall and the other side of the 2-sided gas fireplace. Completing the main level is a 2-piece bathroom and a rear mudroom with access to the garage and pantry, providing added convenience for daily living. Resilient tile flooring flows throughout the main level - perfect for those with children and pets. Timeless maple railing with iron spindles leads to the second level. The upper level offers three bedrooms, with a central bonus room that provides separation between the primary suite and the secondary bedrooms. The primary suite is flooded with natural light, features a sleek accent wall and is complete with a 5-piece ensuite with dual sinks, granite countertops, a jetted soaker tub, a walk-in shower, and a large walk-in closet. Two additional large bedrooms, a full bathroom, and a laundry room with a laundry sink and extra storage complete this level. The unfinished basement is ready for your personal touch, with plenty of space for a 4th bedroom, full bathroom, and recreation room. The south-facing backyard is an entertainer’s dream, offering plenty of green space for the whole family to enjoy, with no neighbours behind for ultimate privacy. The pie-shaped lot provides a large side yard and a concrete patio—perfect for hosting friends and family all summer long. Additional upgrades and features include ceiling speakers, tinted south-facing windows, 60 amp backyard power, a garden shed, exposed aggregate driveway, central air conditioning and more! This beautiful original-owner home has been heavily upgraded and lovingly cared for over the years and is ready for you to move in and make it your own. **3D virtual tour available upon request.******

Inclusions:
 Property Listed By:

**All shelving in home and garage, garden shed, 3 Tv wall mounts
 Charles**

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









