



THE
A-TEAM

**RE/MAX
FIRST**

33 EVANSVIEW Court, Calgary T3P 0L6

MLS®#: **A2197485** Area: **Evanston** Listing Date: **02/27/25** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,273 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,767**
 Low Sqft:
 Ttl Sqft: **2,767**

DOM

0
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Street Lighting, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings**
 Int Feat: **Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1213648**

Remarks

Pub Rmks:

WELCOME HOME! Your new address, 33 Evansview Court, is a breathtaking 5-bedroom, 3.5-bathroom luxury home that redefines elegance and comfort. With over 3,700 square feet of meticulously designed living space, every detail has been carefully crafted, ensuring no expense has been spared on the exquisite finishes. From the soaring ceilings to the gleaming hardwood floors, this home radiates sophistication at every turn. Enjoy the breathtaking views from the upper balcony that holds charm during both sunrise and sunset. Relish in the ultimate convenience of a double-attached garage and oversized driveway. The hallways are spacious and a beautiful upper level skylight adds natural light to this already bright and captivating home. The 9Ft ceiling, walkout basement, complete with an expansive entertainment area, is perfect for hosting family and friends. Situated in a prime location, you're just minutes from outstanding amenities, top-tier schools, and major roadways, making commuting a breeze. Only a 15 minute drive to the YYC Airport, and 5 minute drive to either Stoney Trail or Deerfoot. This exceptional property offers the perfect balance of luxury, comfort, and accessibility - don't miss your chance to call it home!

Inclusions:

Property Listed By:

**Call Agent
eXp Realty**

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









