



THE
A-TEAM

**RE/MAX
FIRST**

185 EVANSRIDGE View, Calgary T3P 0N3

MLS® #: **A2199861** Area: **Evanston** Listing Date: **03/07/25** List Price: **\$1,175,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,779 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,766**
 Low Sqft:
 Ttl Sqft: **2,766**

DOM

2
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard, Landscaped, Level**
 Park Feat: **Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

1312423

Remarks

Pub Rmks:

OPEN HOUSE - SUNDAY MARCH 9 - 1:00 to 3:00 PM... Experience luxury living at its finest in this stunning Calbridge-built home, featuring a notable Triple Attached Garage and 4 spacious bedrooms, it's located in one of Calgary's most coveted neighborhoods. Nestled on a serene street with partial ridge views, this exceptional home is just steps away from scenic walking paths, a picturesque ridge with breathtaking views, and a family-friendly playground, all within a quiet, family-oriented community with amazing neighbors. Plus, a brand-new junior high school is within walking distance. From the moment you step inside, the open-concept design welcomes you with an abundance of natural light and a seamless flow, creating an atmosphere of sophistication and comfort. As a bonus, there are ceiling speakers in the kitchen, and wired for the primary suite with surround sound in the bonus room, skylight in the upper hallway, and a convenient den/office, perfect for those working from home. The gourmet kitchen is a chef's dream, complete with top-of-the-line built-in appliances, sleek granite countertops, a gas stove, a spacious butler's pantry, and a massive island ideal for both meal preparation and entertaining. Vaulted ceilings and a bright, airy sitting area effortlessly connect to the formal dining room, making it the perfect setting for elegant gatherings and unforgettable dinner parties. Upstairs, the expansive bonus room offers additional space for family relaxation and fun. Escape to your luxurious master suite, where you'll find a spacious walk-in closet and a spa-like ensuite, featuring his & her vanities and a large freestanding tub that invites you to unwind in absolute tranquility. 3 generous-sized bedrooms share another full bathroom to round out the upper level. The impressive triple garage offers ample space for vehicles, storage, hobbies, or even a workshop—providing incredible flexibility to suit your lifestyle. Step outside into your south-facing backyard, where a vast deck awaits, offering partial ridge views and the perfect spot to entertain, relax, or simply soak up the sun. The basement awaits your development ideas with the potential to build an entertainers dream space or for multi-generational living. The home's prime location puts parks, top-rated schools, and shopping just moments away, ensuring the ultimate mix of convenience and lifestyle. This extremely well-kept home is nothing short of extraordinary. Don't miss your chance to make it yours! Schedule your viewing today and fall in love at first sight. Click on the Virtual Tour!

Inclusions:

Blinds in "as is" condition

Property Listed By:

2% Realty

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











