



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**227 EVERGLADE Circle, Calgary T2Y 4N5**

MLS®#: **A2116946**

Area: **Evergreen**

Listing Date: **03/21/24**

List Price: **\$937,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,560**  
Low Sqft:  
Ttl Sqft: **2,560**

DOM

**59**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Gas Grill,Playground**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Vinyl Windows,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`10" x 13`0"
Dining Room	Main	12`0" x 8`0"
Pantry	Main	5`8" x 4`3"
Bedroom - Primary	Upper	15`1" x 14`11"
Bedroom	Upper	11`11" x 9`5"
Bonus Room	Upper	15`0" x 13`6"
Family Room	Basement	15`9" x 12`6"

Room	Level	Dimensions
Living Room	Main	19`5" x 18`0"
Office	Main	11`7" x 10`2"
Mud Room	Main	17`7" x 7`3"
Bedroom	Upper	11`11" x 9`6"
Walk-In Closet	Upper	5`10" x 4`11"
Laundry	Upper	8`5" x 5`9"
Game Room	Basement	18`11" x 14`0"

2pc Bathroom 3pc Bathroom	Main Basement	0`0" x 0`0" 0`0" x 0`0"	4pc Bathroom 5pc Ensuite bath Legal/Tax/Financial	Upper Upper	0`0" x 0`0" 0`0" x 0`0"
<hr/>					
Title: Fee Simple		Zoning: R-1			
Legal Desc:		0214089		Remarks	
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Pub Rmks:		STEPS to Fish Creek Park, 3550+ sq ft of LIVING SPACE- 3+1 bedrooms,3.5 baths located in Evercreek Bluffs. 9ft ceilings, main floor office, great room with fireplace, BONUS room + finished basement! CENTRAL AIR CONDITIONING! BRIGHT SUNNY GOURMET KITCHEN with GRANITE counters/island, MAPLE cabinetry and upper end appliances including gas stove. WALK THRU PANTRY with plenty of storage. Hardwood on the main. Upstairs there's a SPACIOUS master bedroom with 5 pc ENSUITE - including JETTED tub, oversized shower and walk in closet, two good sized spare bedrooms, roomy BONUS room, 4 pc bath and laundry. FULLY FINISHED basement with WET BAR, 4th bedroom, 3 pc bath and utility room. Front porch, low maintenance deck with natural gas hook up. OVERSIZED 20X24 double garage. May God bless the family lives in the property! Seller will install NEW CARPETS from stairs to upper level & do FINAL MOVE IN CLEANING.			
Inclusions:		N/A			
Property Listed By:		Century 21 Bravo Realty			

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

















