



THE A-TEAM

RE/MAX FIRST

157 EVERWOODS Close, Calgary T2Y 4R6

MLS#: A2121897 Area: Evergreen Listing: 05/22/24 List Price: \$765,000
Status: Pending County: Calgary Change: -\$24k, 19-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Finished Floor Area
Abv Sqft: 2,211
Low Sqft:
Ttl Sqft: 2,211
Lot Information
Lot Sz Ar: 3,896 sqft
Lot Shape:

DOM

34
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Low Maintenance Landscape, Landscaped, Street Lighting, Paved, Treed
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Fireplace(s), Forced Air
Sewer:
Ext Feat: Balcony, Garden, Private Entrance, Private Yard

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

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Int Feat: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Den, Laundry, Dining Room, Balcony, Bedroom, 4pc Bathroom, 5pc Ensuite bath, 2pc Bathroom, Living Room, Kitchen With Eating Area, Bonus Room, Bedroom, Bedroom - Primary, Game Room.

**4pc Bathroom  
Storage**

**Basement  
Basement**

**4`11" x 7`11"  
8`5" x 11`9"**

**Bedroom  
Walk-In Closet**  
Legal/Tax/Financial

**Basement  
Second**

**13`11" x 11`0"  
6`4" x 5`8"**

Title:  
**Fee Simple**  
Legal Desc:

**0413986**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**FALL IN-LOVE with this WELL MAINTAINED 2-storey WALK-OUT HOME with FULLY FINISHED BASEMENT with HEATED FLOORING in the desirable community of EVERGREEN. TOTAL OF 4 BEDROOMS, HUGE BONUS ROOM & a DEN home with over 3000SF developed living space has plenty of room for your growing family or to provide you with a variety of WORK FROM HOME options. Upon entry you are welcomed by 9ft ceilings, GLEAMING HARDWOOD FLOORS & WOODEN SPINDLE RAILINGS to your ELEGANT STAIRCASE . The spacious living room has a COZY FIREPLACE with ceramic tile surround. FUNCTIONAL KITCHEN , SPACIOUS ISLAND with GRANITE COUNTER TOPS. DINE IN the open dining area adjacent to the kitchen with a door leading to your deck. HUGE BONUS ROOM, SPACIOUS MASTERBEDROOM with your ENSUITE BATHROOM OASIS. TWO ADDITIONAL GOOD SIZED BEDROOMS and a FULL BATH completes the upper level. FULLY FINISHED 9 FT CEILING WALK-OUT BASEMENT with HEATED FLOORING makes the HUGE AREA filled with WARMTH & COMFORT with LARGE BEDROOM & a FULL BATH, LOTS OF WINDOWS & TONS OF NATURAL LIGHT. Enjoy all of this and the benefit of walking distance to nearby parks and multiple elementary and middle schools. Less than a 15-minute walk to Fish Creek Provincial Park, a 10-minute drive to the LRT line (Fish Creek station) for easy trips to work downtown, 3 mins away from the new Stoney Trail (ring road). Easy access to all major routes, transit, shopping, walking/cycling paths & all other amenities. Look no further, this home provides you with the practical and functional lifestyle you have been waiting for!**

Inclusions:  
Property Listed By:

n/a  
**MaxWell Canyon Creek**

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











