



THE
A-TEAM

**RE/MAX
FIRST**

419 EVERRIDGE Drive, Calgary T2Y 5E6

MLS® #: **A2122397**

Area: **Evergreen**

Listing Date: **04/11/24**

List Price: **\$648,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,782**
Low Sqft:
Ttl Sqft: **1,782**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 10`10"
Living Room	Main	14`2" x 12`0"
Bonus Room	Second	12`8" x 11`11"
Bedroom	Second	10`8" x 9`0"
4pc Bathroom	Second	8`5" x 4`10"
2pc Bathroom	Main	4`9" x 4`5"

Room	Level	Dimensions
Dining Room	Main	10`10" x 9`2"
Office	Main	12`2" x 10`8"
Bedroom - Primary	Second	14`10" x 13`4"
Bedroom	Second	10`8" x 9`0"
4pc Ensuite bath	Second	10`10" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511297

Zoning:
R-1N

Remarks

Pub Rmks:

Experience the charm of our stunning two-story residence nestled in the nice Evergreen community. This well maintained home boasts an inviting open-concept kitchen adorned with maple cabinets and a convenient eating bar. Gleaming hardwood and laminate floors grace the main level, while a spacious great room seamlessly connects to the kitchen and dining area. An additional office space on the main floor adds versatility. Upstairs, discover three bedrooms alongside the laundry room. The generously sized master bedroom boasts a walk-in closet and an ensuite featuring a separate soaker tub and shower. A bonus room awaits at the top of the stairs, perfect for family activities. The basement has enlarged windows, rough-in plumbing . Conveniently located just steps from Our Lady of the Evergreens school and transit stops, and a short drive to Stoney Trail, Costco and Shawville Shopping Centre, this home offers both comfort and convenience.

Inclusions:
Property Listed By:

N/A
Skyrock

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





