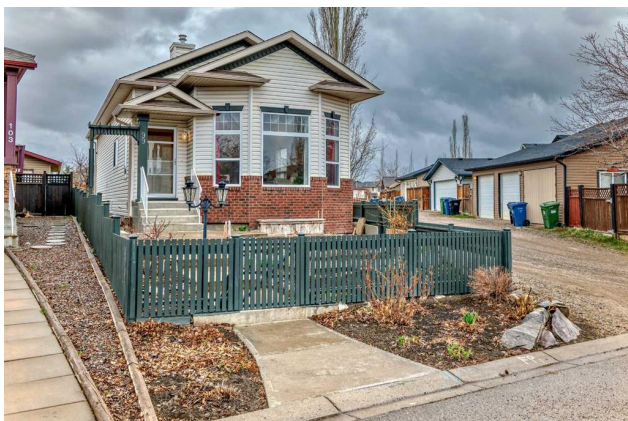


99 EVERSIDE Circle, Calgary T2Y 4T3

MLS® #: **A2126632** Area: **Evergreen** Listing Date: **04/26/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**


General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,831 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

23
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **621**

Access:
 Lot Feat: **Back Lane,Backs on to Park/Green Space,City Lot,Corner Lot,Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`3" x 10`0"	Dining Room	Main	11`3" x 9`11"
Living Room	Main	14`10" x 14`11"	Bedroom - Primary	Upper	13`8" x 14`2"
Bedroom	Upper	11`1" x 8`7"	Family Room	Lower	17`5" x 18`7"
Bedroom	Basement	15`8" x 11`5"	3pc Bathroom	Basement	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0313350

Remarks

Pub Rmks:

OPEN HOUE SAT MAY 18th from 2 to 4. Evergreen residents are usually out enjoying the trails & parks this peaceful community offers. Within close proximity to Fish Creek Park & short drives to Kananskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. 4 Level spilt home with 3 bedrooms(2 up+1 lower level) and 3 full bathrooms.Separate entrance to fully finished basement walk out ,easy to rent .This home has a Double detached garage and backing into a park ,quiet street,walking distance to schools,bus stop,shopping area.Upgrades: -R 60 insulation in the attic - 3rd & 4th level glycol hydronic in-floor heat with separate zone control - Space between concrete and basement walls so heat can rise to the top floor - Dual heating system; Furnace and energy-efficient Boiler - Extension to the house with walk-in to 3rd level - 3rd & 4th floor sound barrier ceiling for noise reduction upstairs - 3rd & 4th level ceramic tile for heat retention - Build-in basement storage cabinets with removable clip-on base and office desk - Whole house water filtration system with descaler - Built-in central vacuum - Rough in for sink in 4th level storage closet - Fan in 4th floor storage closet for air circulation - Laundry Tub for convenience - Triple pane slider windows in the Master Bedroom and Ensuite Garage - Built on concrete pony walls to prevent rot with 6" floors to accommodate hydronics - 2 x 6 north wall for sturdier vehicle doors with R 20 Insulation - Glycol Hydronic in-floor heat with separate zone control for each side - Divider wall in the middle for sturdiness and dust control - Two 220-volt outlets - All plugs are on a single 15amp breaker - All garage plug wiring is fed through the top of the walls for no cross-stud drilling - Proper sink drain and water supply hook-up from the house - Extra hose bibs on one side - Built-in storage shelves and workbench - Individual hot water tank - Large windows and skylight to conserve switching the lights on - Two exterior Natural gas supply to accommodate BBQ Yard - Concrete sidewalk supported by sonotubes and steel brackets - Rigid foam underneath the concrete walkout to help prevent movement - Xypex was used for the concrete wall that the fence sits on for durability - No1 and 2 structural wood was used for the fence for extended life - Solid bollard to protect the corner of the garage...the list is endless.All permits available.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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

