



THE
A-TEAM

**RE/MAX
FIRST**

65 EVERWOODS Close, Calgary T2Y 5A6

MLS®#: **A2138334** Area: **Evergreen** Listing Date: **06/05/24** List Price: **\$680,000**
 Status: **Active** County: **Calgary** Change: **-\$29k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,773**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,896 sqft** Ttl Sqft: **1,773**
 Lot Shape:

DOM

115
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Playground, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 12`1"	Living Room	Main	14`0" x 15`1"
Dining Room	Main	8`7" x 11`0"	Bedroom - Primary	Upper	14`7" x 15`5"
Bedroom	Upper	10`0" x 10`2"	Bedroom	Upper	8`5" x 12`10"
Bonus Room	Upper	13`7" x 17`0"	Hobby Room	Basement	14`8" x 23`10"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413986

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome home!!This meticulously cared home by the original owner is the first time on the market. Situated in the wonderful community of Evergreen, this home is an absolute gem. South facing backyard with big windows allow plenty of sunshine pour into! The main floor offers a very functional open concept living space with hardwood floor and high-end vinyl floor. The kitchen is warm and spacious with an island, sufficient counter space and a walk-in pantry. The sliding double door leads you from the dining room to the large deck that perfect for outdoor living and summer BBQ! Sitting in the living room enjoying the beautiful back yard! The upper floor features a large primary bedroom with 4 piece ensuite, an additional 4 piece bathroom, two bedrooms and a spacious high ceiling bonus room with huge window, perfect for family relaxation or a home office. The lower level is professionally developed with a large hobby room and 4-piece bathroom, a closet, a storage room, is ideal for your family entertaining, also can easily be separated into a 4th bedroom. No animal home, no smoking home. New roof in 2022, new washer/dryer in 2023, hard wood floor installed in 2018, basement developed in 2018. oversized insulated garage provides ample space for storage. Great location that is steps away from Fish Creek Park, walking distance to several schools, shopping, also very conveniently access to stoney Ring Road, within 5 minutes' drive to Costco and so much more!

Inclusions:
Property Listed By:

NONE
Homecare Realty Ltd.

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









