



THE
A-TEAM

**RE/MAX
FIRST**

388 EVERMEADOW Road, Calgary T2Y 4W6

MLS®#: **A2149685**

Area: **Evergreen**

Listing Date: **07/16/24**

List Price: **\$694,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,463 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,561**
Low Sqft:
Ttl Sqft: **1,561**

DOM

62
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Lawn,Gentle Sloping,Greenbelt,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"	Dining Room	Main	9`0" x 12`9"
Kitchen	Main	9`0" x 9`10"	Living Room	Main	15`9" x 19`3"
Mud Room	Main	10`2" x 7`2"	4pc Bathroom	Second	9`7" x 4`11"
4pc Ensuite bath	Second	9`4" x 9`1"	Bedroom	Second	9`5" x 9`5"
Bedroom	Second	9`8" x 13`3"	Bedroom - Primary	Second	13`3" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511297

Zoning:
R-1N

Remarks

Pub Rmks: >>>Welcome to your new "Forever Home". Original owner and **FIRST TIME** on the market! This pristine 3-bedroom, 2-story home boasts 1,560 square feet of elegant living space and a partially finished walkout basement, providing ample room for both relaxation and entertainment. As you enter, you'll be greeted by a bright and airy foyer that leads to a generous open living room. Here, you'll find a striking mantled gas fireplace and expansive windows that frame the serene greenspace behind the home, allowing for an abundance of natural light. The functional kitchen is a chef's delight, featuring ample cabinetry and a convenient pantry. Adjacent to the kitchen is a dining area with sliding doors that open onto your private deck, perfect for al fresco dining and entertaining. The main floor also includes a practical 2-piece washroom/laundry area and a mudroom that connects to the double garage, which features a stunning epoxy floor finish. The partially finished walkout basement is a versatile space that floods with natural light, offering endless possibilities for customization. Upstairs, you'll find three spacious bedrooms adorned with fresh paint throughout. The primary suite is a true retreat, complete with a 4-piece ensuite, a roomy walk-in closet, and additional views of the lush greenspace. A second 4-piece bathroom serves the additional bedrooms, ensuring ample space and comfort for all. The well-maintained backyard features a large brick patio, perfect for outdoor gatherings, and easy access to Evergreen's walking paths, a nearby pond, and is just a short walk from schools and shopping. This lovingly maintained home is move-in ready, with recent updates including cleaned ducts, a new 50-gallon water heater, and a serviced furnace. Call a Realtor today so you don't miss the opportunity to make this beautiful house your home!

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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













