



THE
A-TEAM

**RE/MAX
FIRST**

1240 EVERRIDGE Drive, Calgary T2Y4P8

MLS®#: **A2156159**

Area: **Evergreen**

Listing Date: **08/08/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 17-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,971 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

42
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`2" x 8`0"
Dining Room	Main	13`1" x 11`4"
Laundry	Main	11`5" x 8`7"
Bedroom - Primary	Upper	14`2" x 13`2"
Bedroom	Upper	12`3" x 9`11"
5pc Bathroom	Upper	11`8" x 9`2"
Game Room	Basement	25`11" x 21`7"

Room	Level	Dimensions
Living Room	Main	17`10" x 13`11"
Office	Main	11`8" x 9`11"
2pc Bathroom	Main	5`1" x 4`11"
4pc Ensuite bath	Upper	10`8" x 10`0"
Bedroom	Upper	13`3" x 10`0"
Bedroom	Basement	12`5" x 11`4"
Office	Basement	12`1" x 6`2"

3pc Bathroom

Basement

9`3" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0311154

Zoning:

R-1N

Remarks

Pub Rmks:

Welcome home to this fabulous almost 2000 sq ft two storey home backing on to a green belt! The main floor is spacious and features an open kitchen with island, corner pantry, newer countertops, breakfast nook with access to the rear deck and yard. Soaring ceilings in the living room, gas fireplaces and plenty of windows. Two piece powder room, laundry/mudroom off the garage and a front flexroom/office finish this great main floor. Spiral staircase up to the primary bedroom with a full four piece ensuite with large soaker tub, shower and walk-in closet. Two more generous bedrooms and five piece bath. The fully finished basement has a fourth bedroom, three piece bath, office area, and massive recreation room for the kids to play. Plenty of storage is a bonus. Walking distance to multiple schools, close to shopping, Stoney Trail, and Fish Creek Park. Come and see this wonderful property today!

Inclusions:

n/a

Property Listed By:

Century 21 Bamber Realty LTD.

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