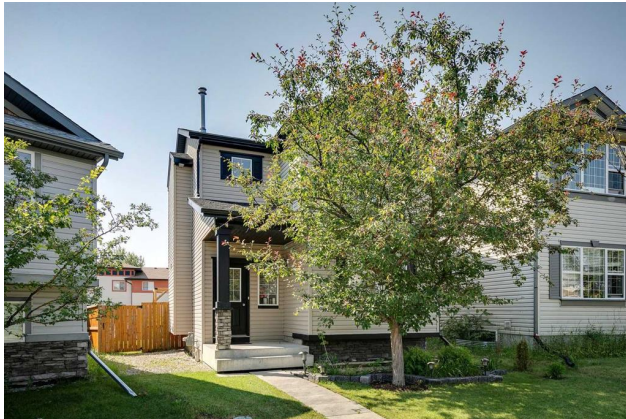


80 EVERRIDGE Way, Calgary T2Y 4S7

MLS®#: **A2158040** Area: **Evergreen** Listing Date: **08/13/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,273**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,799 sqft** Ttl Sqft: **1,273**
 Lot Shape:

DOM

36
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum,Tile,Vinyl**
 Sewer: **Garden,Lighting,Playground** Water Source:
 Ext Feat: **Garden,Lighting,Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`2"	Dining Room	Main	16`2" x 8`10"
Foyer	Main	7`5" x 8`0"	Kitchen	Main	16`8" x 9`5"
Living Room	Main	11`6" x 14`11"	4pc Bathroom	Upper	9`5" x 10`2"
Bedroom	Upper	9`4" x 10`0"	Bedroom	Upper	9`3" x 9`7"
Bedroom - Primary	Upper	13`1" x 13`2"	3pc Bathroom	Basement	5`2" x 6`3"
Bedroom	Basement	10`4" x 12`7"	Kitchen	Basement	12`1" x 4`11"
Game Room	Basement	15`4" x 14`6"	Storage	Basement	3`0" x 6`4"

Furnace/Utility Room

Basement

7`3" x 10`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0312317

Zoning:

R-1N

Remarks

Pub Rmks:

Beautiful 4 bedroom family home situation on a quiet street with a huge pie shaped backyard and oversized double garage! The perfect floorplan awaits, offering a spacious living room at the front of the home. The open concept kitchen features a central island and a dining space suitable for any size dining table with 3 large windows into the sunny backyard. The upper level boasts a true family size bathroom and a Master suit with a full walk in closet. The upper laundry is conveniently located close to all bedrooms. The fully finished basement offers a great recreational space and potential for a mother-in-law suite with wet bar and full refrigerator. The basement is complete with a large bedroom and full bathroom. The south facing, pie shaped backyard is second to none offering a raised deck, lower lounging area, full shed and play park for the kids! This home is in an ideal location close to parks, shopping and steps to Marshall Springs School!

Inclusions:

Property Listed By:

**2nd Refrigerator in basement.
Century 21 Bamber Realty LTD.**

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