



THE
A-TEAM

**RE/MAX
FIRST**

15770 EVERSTONE Road, Calgary T2Y 4M3

MLS®#: **A2159347**

Area: **Evergreen**

Listing Date: **08/21/24**

List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **1,286**
Low Sqft:
Ttl Sqft: **1,286**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,196 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`1" x 11`5"
Bedroom	Second	10`2" x 9`4"
3pc Bathroom	Basement	7`7" x 5`11"
Bedroom	Lower	12`4" x 9`5"
Living Room	Main	14`8" x 11`5"
Dining Room	Main	15`10" x 9`0"

Room	Level	Dimensions
Bedroom	Second	11`0" x 9`3"
2pc Bathroom	Main	6`6" x 2`9"
4pc Bathroom	Second	9`3" x 8`8"
Bonus Room	Basement	15`7" x 9`8"
Kitchen	Main	13`10" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214016

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your dream home, where exceptional curb appeal meets modern elegance. As you approach, you'll be greeted by a beautifully curated garden that sets the tone for what's inside. Step through the front door into a bright, contemporary interior enhanced by light tones, soaring 9-foot ceilings, and ideal East and West exposures. The spacious, open-concept layout is designed to be both practical for daily living and perfect for entertaining. On the main level, the kitchen is a chef's delight, featuring ample cabinet and counter space. Nearby, a conveniently located powder room near the backyard entrance adds to the functionality. Upstairs, you'll discover three inviting bedrooms, a generously sized cheater bathroom, and convenient laundry facilities. The lower level is a cozy retreat, boasting a family room with built-in speakers, ideal for movie nights, and a unique European-style full bathroom. An additional bedroom with large windows offers flexibility for various needs. Outside, enjoy a well-maintained deck and garden space, along with a large shed attached to the garage for extra storage. The oversized double garage provides ample room for tools and sporting equipment. This home also features built-in speakers, a heat recovery system in the furnace, and nearly new laundry equipment, ensuring comfort and convenience. Don't miss out on this exceptional property. Schedule your visit today!

Inclusions:
Property Listed By:

**Projector and projector screen, patio furniture may be included upon request.
MaxWell Capital Realty**

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







