



THE
A-TEAM

**RE/MAX
FIRST**

189 EVERRIDGE Way, Calgary T2Y 4X4

MLS®#: **A2159990**

Area: **Evergreen**

Listing Date: **08/26/24**

List Price: **\$645,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,660 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,327**
Low Sqft:
Ttl Sqft: **1,327**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`7"	4pc Bathroom	Second	8`1" x 4`11"
4pc Ensuite bath	Second	4`10" x 7`10"	Bedroom	Second	9`8" x 11`6"
Bedroom	Second	9`0" x 9`10"	Bedroom - Primary	Second	13`9" x 14`1"
Bedroom	Basement	17`10" x 13`6"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0411399

R-1N

Remarks

Pub Rmks:

Welcome to this well-kept home in the desirable Evergreen community. As you walk into the home, you're greeted by a SPACIOUS LIVING AREA with large windows that flood the room with NATURAL LIGHT. The cozy FIREPLACE adds warmth and charm to the space. The NEWLY RENOVATED KITCHEN features sleek cabinetry and ample counter space, ideal for meal preparation and entertaining. A conveniently located guest bathroom completes the main floor. Upstairs, you'll find THREE GENEROUS BEDROOMS, including a MASTER SUITE with a FULL ENSUITE BATHROOM for added privacy and comfort. The lower level is perfect for entertaining, featuring a GREAT MEDIA ROOM with a WET BAR and plenty of cabinets. Additionally, a LARGE BEDROOM on this level can easily be converted into a HOME OFFICE, offering flexibility to meet your needs. Outside, the home features a NEWER ROOF and a LARGE, LOW-MAINTENANCE YARD perfect for outdoor activities and relaxation. The property stands out with its LARGER LOT, providing more space than neighbouring properties. The OVERSIZED GARAGE offers ample storage for vehicles and belongings, with room for a WORKSHOP. Situated in a FAMILY-FRIENDLY NEIGHBOURHOOD with excellent AMENITIES, SCHOOLS, and PARKS, this Evergreen home is a MUST-SEE. DON'T MISS OUT on the opportunity to make this your new home!

Inclusions:

Property Listed By:

N/A

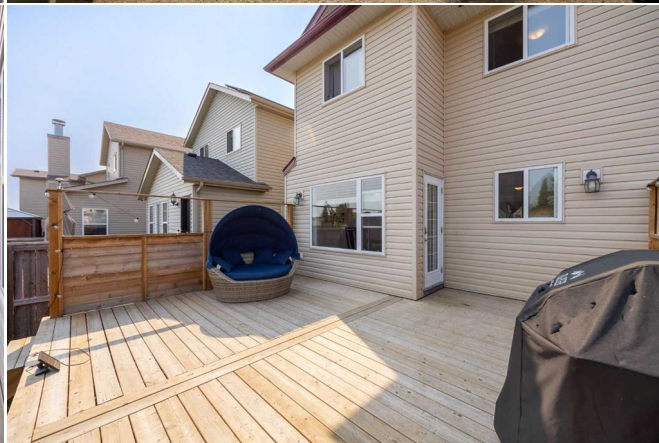
Real Broker

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





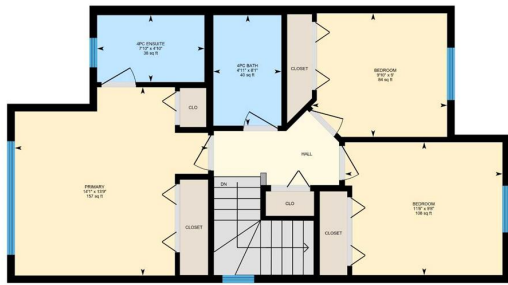






189 Everridge Way SW, Calgary, AB

2nd Floor Exterior Area 656.45 sq ft
Interior Area 598.75 sq ft



0 3 6 ft

PREPARED: 2024/07/20



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

189 Everridge Way SW, Calgary, AB

Main Floor Exterior Area 671.23 sq ft
Interior Area 628.76 sq ft



0 3 6 ft

PREPARED: 2024/07/20



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189 Everridge Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 590.44 sq ft
Interior Area 532.47 sq ft



0 3 6 ft

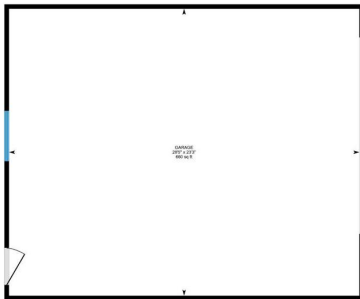
PREPARED: 2024/07/20



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Garage Excluded Area 699.30 sq ft



0 3 6 ft

PREPARED: 2024/07/20



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