



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**483 EVERGREEN Circle, Calgary T2Y 0H2**

MLS®#: **A2160230**

Area: **Evergreen**

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

List Price: **\$1,189,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,959**

Low Sqft:

Ttl Sqft: **2,959**

Lot Information

Lot Sz Ar: **5,435 sqft**

Lot Shape:

DOM

**25**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`11" x 13`7"
Laundry	Upper	11`6" x 8`0"
Dining Room	Main	15`5" x 12`5"
Living Room	Main	16`11" x 15`11"
2pc Bathroom	Main	8`4" x 5`0"
5pc Ensuite bath	Upper	11`4" x 12`10"
Bedroom	Upper	12`11" x 11`11"

Room	Level	Dimensions
Mud Room	Main	8`6" x 5`9"
Kitchen With Eating Area	Main	19`11" x 15`9"
Balcony	Main	15`7" x 9`8"
Den	Main	9`11" x 10`2"
Bedroom - Primary	Upper	12`11" x 14`5"
Walk-In Closet	Upper	6`10" x 11`10"
Bedroom	Upper	13`8" x 12`11"

**Walk-In Closet**  
**Bonus Room**  
**4pc Bathroom**  
**Game Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**5`7" x 5`8"**  
**16`11" x 12`8"**  
**8`7" x 7`2"**  
**22`1" x 32`4"**

**4pc Bathroom**  
**Bedroom**  
**Hobby Room**

**Upper**  
**Basement**  
**Basement**

**12`7" x 6`1"**  
**13`7" x 12`4"**  
**8`4" x 7`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0711721**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Former show home, close to Fish Creek Provincial Park, fully finished walk out, lots of upgrades and extras, and air conditioned, welcome to this very well kept luxury estate home in prestige Evergreen. It features 4220 sqft finished area (2959 RMS and 1260 basement), 9 feet ceiling on the main floor and basement, hard wood and tiles flooring throughout the main floor, granite counter tops in the kitchen and bathrooms, upgraded cabinets and appliances, 2 furnaces, wood spindle railings on the stairs, built in speakers, lockers and bench in the large mudroom, underground sprinkler, heated garage, central vacuum system, and large and cozy front veranda. Upper floor with 3 large bedrooms, large master ensuite with double vanity sinks, large corner jettted soaker tub and tiled shower, large bonus room with lots of windows. Main floor with an office room, large foyer, open kitchen with lots of cabinets, wine fridge in the island, bright and large living room with gas fireplace, spacious dining room, sliding door to huge deck. Walk out basement has been fully developed with extra baseboard heaters with separated control, nice wet bar with wine racks, 1 large bedroom and full bathroom, and huge recreation area. It is fully fenced and nicely landscaped. It closes to Fish Creek Park, school, playground, shopping, and easy access to major roads. \*\* 483 Evergreen Circle SW \*\***

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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