



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 EVERSIDE Manor, Calgary T2Y 4P9**

MLS®#: **A2160384**

Area: **Evergreen**

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

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,900**

Low Sqft:

Ttl Sqft: **1,900**

Lot Information

Lot Sz Ar: **3,767 sqft**

Lot Shape:

DOM

**23**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Greenbelt,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Lighting,Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`11" x 17`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 11`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`10" x 17`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Ensuite bath</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 11`11"</b>
<b>Living Room</b>	<b>Upper</b>	<b>13`5" x 17`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0311154**

Remarks

Pub Rmks: **OPEN HOUSE SAT&SUN SEP 21st&22nd FROM 2 TO 4. Original owner, stunning CARDEL home .Evergreen residents are usually out enjoying the trails & parks this peaceful community offers. Within close proximity to Fish Creek Park & short drives to Kananskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. Here is the home you've been waiting for. If this property was sitting in the estates, it would stand out! Gorgeous, extensively upgraded 4 bedroom home on quiet street south facing backyard & professionally landscaped and finished basement. Some of the extras include surveillance camera security system, water filtration system w/chiller, water softener, newer stainless steel appliances (3 years ago), newer carpet, stone work around fireplace, kitchen backsplash updated, heated slate floor on main, speakers built in bonus room, washer/dryer (6 years old), new sinks and faucets all bathrooms, 9' knock down ceilings on main floor and 10' in bonus room. The backyard landscaping featuring gardens two levels patio, and creative layouts and backing onto a green path, natural gas hookup BBQ. Double attached heated garage 220 wired, new hail proof roof and eavestrough (2 years ago), exposed aggregate sidewalk....the list is endless. Finished basement with large family room, bedroom and 3 pieces cheater ensuite bathroom. Walking distance to schools, shopping and bus.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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











