



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 EVERGLADE Circle, Calgary T2Y 4N3**

MLS®#: **A2160628**

Area: **Evergreen**

Listing Date: **09/12/24**

List Price: **\$845,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,876 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,326**  
Low Sqft:  
Ttl Sqft: **2,326**

DOM

**7**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Garden,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`6" x 14`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`6" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 10`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 15`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`6" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 9`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0214089**

Remarks

Pub Rmks:

**Discover luxury living at its finest, just steps away from the natural beauty of Fish Creek Park! Situated in the prestigious Evergreen Estates, this immaculate home—lovingly cared for by its original owners—is a perfect haven for families or mature couples seeking an upscale, quiet and move-in-ready residence. As you enter, you'll be greeted by an inviting, open-concept main floor filled with natural light. The spacious living room features built-in shelving and a beautiful fireplace, perfect for cozy winter evenings. The elegant kitchen is a chef's dream, with custom granite countertops, stainless steel appliances, and a large dining area with a soaring ceiling—ideal for entertaining and family gatherings. A private office with French doors offers the perfect workspace for those working from home. Gleaming hardwood floors, a convenient laundry room, and a half bath complete this level. Upstairs, the bright and spacious master suite awaits, offering a walk-in closet and a luxurious ensuite with a shower stand and soaking tub—perfect for unwinding after a long day. Two additional generous bedrooms and a four-piece bathroom ensure ample space for family or guests. This home is not only beautiful but also boasts numerous thoughtful upgrades, including maple hardwood on the main floor, fresh paint, a newer water tank and garage door, quartz countertops and sinks in all bathrooms, a water softener, and more. Recent additions include a new refrigerator and brand-new air conditioner, ensuring year-round comfort. Crystal chandeliers, rounded corners, built-in speakers throughout, and a full-house filter system add extra touches of elegance, convenience, and value. The super spacious unfinished basement offers limitless potential and awaits your creative ideas. The double attached garage is heated, ensuring convenience and easy living during long winters. The beautifully landscaped, south-facing backyard is a true highlight, featuring a deck with a gas line, fancy hot tub, gazebo, firepit, flower beds, cherry and apple trees, raspberries, blackcurrant, strawberries, and more, creating an ideal space for summer relaxation, BBQs, gardening, and outdoor gatherings with family and friends. With a fantastic location on a quiet street, within steps of Fishcreek Park, instant access to Stoney Trail, a quick commute to Costco, Shopping Plazas, and amenities, this home is a winner! Don't wait, schedule a viewing today and make this wonderful home your new home!**

Inclusions:  
Property Listed By:

**Firepit, Hot Tub, Gazebo, Window Coverings in Bonus Room as is  
CIR Realty**

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









