



THE
A-TEAM

**RE/MAX
FIRST**

55 EVERBROOK Link, Calgary T2Y 0C7

MLS®#: **A2161080**

Area: **Evergreen**

Listing Date: **08/28/24**

List Price: **\$758,550**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,915**
Low Sqft:
Ttl Sqft: **1,915**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Front Yard,Gentle Sloping,Interior Lot,Landscaped,Many Trees,Street Lighting,Yard Lights,Private,Rectangular Lot,Treed
Additional Parking,Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 17`8"	Kitchen	Main	11`3" x 8`9"
Dining Room	Main	14`4" x 13`2"	Foyer	Main	8`2" x 4`3"
Laundry	Main	10`7" x 5`10"	2pc Bathroom	Main	
Bonus Room	Upper	11`6" x 9`6"	Bedroom - Primary	Upper	13`8" x 11`11"
Bedroom	Upper	10`10" x 8`10"	Bedroom	Upper	11`9" x 8`11"
4pc Ensuite bath	Upper		4pc Bathroom	Upper	
4pc Bathroom	Basement	0`0" x 0`0"	Family Room	Basement	21`9" x 15`6"

Bedroom **Basement** **13`9" x 9`11"** **Furnace/Utility Room** **Basement** **10`3" x 7`8"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
Legal Desc: **0712058**

Remarks

Pub Rmks: **Jewel of a Deal!!! ** Squeaky clean home ** Original Owners ** Quick Possession ** Convenient Location - Steps away from the walking paths, ponds, Ice rink, Tim Horton's, pathways, schools, shopping, Costco, Fish Creek, movie, LRT / transit and the new exit to Stoney Trail. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom Jayman BUILT dream home - The Kennedy Model. Close to 2900 SF of luxury living space offering 3+1 bedrooms, 3.5 baths, fully developed & an upper bonus room... Check out the floor plan! This OPEN design features hardwood floors throughout the main floor living areas - smart CHEF's kitchen all overlooking the breakfast nook area and great room. Upgraded Fit & Finish features include a corner gas fireplace, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (stained maple shaker style doors & trims), with lots of countertop space, upgraded stainless steel appliances, a pantry, a tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub & separate shower), an oversized walk-in closet. 2 more generous-sized spare bedrooms, and a front bonus room. The basement is fully finished with a supersized 22' x 15' great room, bedroom, storage, and full bath. Other impressive features include an oversized, fully insulated double attached garage, a big west-facing back yard with mature landscaping, a firepit, a 12' x 12' wood patio with a gazebo, a fully fenced, sunny private backyard setting, rich front curb appeal with stucco detail, stonework and covered front entry with a sitting verandah. Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **Firepit, gazebo**
Property Listed By: **Jayman Realty Inc.**

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