



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2162168**      Area: **Evergreen**      Listing Date: **09/05/24**      List Price: **\$735,000**  
 Status: **Active**      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: **3,918 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,736**  
 Low Sqft:  
 Ttl Sqft: **1,736**

DOM

**13**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,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: **No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`0" x 11`11"	Bedroom	Second	10`0" x 9`0"
Bedroom	Second	9`10" x 9`0"	Bedroom	Basement	14`0" x 9`9"
Bedroom	Basement	12`1" x 11`7"	Living Room	Main	16`6" x 12`0"
Kitchen	Main	11`11" x 11`0"	Dining Room	Main	11`0" x 8`8"
Family Room	Second	17`11" x 14`2"	Furnace/Utility Room	Basement	10`6" x 8`5"
Laundry	Main	7`9" x 5`7"	2pc Bathroom	Main	4`9" x 4`8"
3pc Bathroom	Basement	10`5" x 4`9"	4pc Bathroom	Second	9`0" x 4`11"

4pc Ensuite bath

Second

11`9" x 9`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0311154**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **This beautiful family home located in the community of evergreen features 5 bedrooms and 3.5 bathrooms. Plenty of improvements were done to the home including brand new Quartz countertops in the kitchen and bathrooms, brand new carpets throughout, the Central A/C and the rear patio deck were installed in 2022. Roofing was redone in 2021. Upstairs are 3 bedrooms, including the master, as well as 2 bedrooms and a large family room that can be used as an extra bedroom. In the basement are 2 more bedrooms. Double car garage and 2 car driveway for parking. On the side of the house is a storage shed included in the sale. Great sized grass backyard at the back of the house. The home is close to schools in the area as well as many shopping options. Schedule a showing today to see what this property has to offer.**

Inclusions:  
Property Listed By:

**Shed**  
**First Place Realty**

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









