



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 EVERGLADE Place, Calgary T2Y4M7**

MLS®#: **A2162220** Area: **Evergreen** Listing **09/17/24** List Price: **\$1,183,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2003** Abv Sqft: **2,290**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **9,903 sqft** Ttl Sqft: **2,290**  
 Lot Shape:

DOM

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

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Landscaped,Pie Shaped Lot,See Remarks**  
 Park Feat: **RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Kitchen Island,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`6" x 13`4"	Bedroom	Second	104`4" x 11`0"
Bedroom	Second	10`4" x 10`11"	Bedroom	Basement	13`11" x 12`11"
2pc Bathroom	Main	6`11" x 6`2"	4pc Ensuite bath	Second	9`3" x 10`0"
4pc Bathroom	Second	7`10" x 5`11"	4pc Bathroom	Basement	8`4" x 5`6"
Living Room	Main	14`9" x 13`6"	Kitchen	Main	13`11" x 12`11"
Dining Room	Main	12`3" x 12`0"	Laundry	Main	7`0" x 7`6"
Office	Second	10`8" x 9`5"	Bonus Room	Second	15`0" x 17`5"

Family Room

Basement

15` 4" x 23` 9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0214089**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Located in Evercreek Bluffs. This massive pie shaped corner cul-de-sac lot is just under 10,000 sq ft. This beautiful house just went through a total kitchen renovation with new kitchen cabinets, new black stainless steel appliances and a huge custom built Island with plenty of storage & wine racks at both ends. New roof shingles in 2021. Hardwood floors were recently added upstairs along with custom built ins and a fireplace in the bonus room. The LARGE backyard has a RV pad with electrical hook ups, a 2 year old Hot tub with a Cedar wood Gazebo, a BBQ station with a Gazebo and a 3rd Gazebo at the far end of the yard. The basement is fully finished with a bedroom, 4 pc. bathroom and a separate walk-up basement door to get to the backyard. The heated triple car garage has an entrance into the house and separate french doors to take you directly into the backyard. Quick access to Stoney Trail, Costco and there's plenty of shopping and restaurant's near by. This lot is zoned R-G = "Low Density Mixed Housing". (From the City of Calgary's website: \*Rezoning for Housing\* "In the developing areas where R-G is used, most redevelopment will be in the form of an addition, or perhaps a secondary or backyard suite." Disclosure "subject to the approval and permitting of the city")**

Inclusions:  
Property Listed By:

**Backyard Cedar Gazebo over Hot Tub, Hot Tub, BBQ station with Gazebo. Gazebo at the far end of the yard.  
TREC The Real Estate Company**

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











