

## 192 EVERSYDE Way, Calgary T2Y 4V5

Sewer:

Int Feat: **Utilities:** 

09/20/24 List Price: \$700,000 MLS®#: A2163854 Area: Evergreen Listing

Status: **Pending** Calgary County: Change: -\$20k. 03-Nov Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type: Detached

City/Town: Calgary Year Built: 2004 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft:

3,767 sqft

DOM 61

1,766

1.766

Layout

Beds: 4 (3 1 ) Baths: 3.5 (3 1)

Style:

2 Storey

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Access:

Lot Feat: Park Feat: Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Front Yard

**Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central **Concrete, Wood Frame** 

Flooring:

Ext Feat: None Carpet, Ceramic Tile, Hardwood

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings

Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Room Information

Room Level Dimensions Room Level Dimensions 2pc Bathroom Main 4`6" x 5`6" **Dining Room** Main 11`11" x 7`10" Kitchen Main 11`11" x 11`2" Laundry Main 8'8" x 5'5" **Living Room** Main 13`2" x 14`0" 4pc Bathroom Second 5`6" x 8`1" 4pc Ensuite bath 10`8" x 6`11" **Bedroom** 10`3" x 9`9" Second Second **Bedroom** Second 9`0" x 11`9" **Bonus Room** 18'0" x 13'6" Second **Bedroom - Primary** Second 14`4" x 13`2" 3pc Bathroom **Basement** 8'4" x 5'5" **Bedroom Basement** 12`0" x 12`0" **Family Room Basement** 11`5" x 24`10"

Storage Basement 15'9" x 13'9"

Legal/Tax/Financial

Title:

Zoning: **R-1N** 

Fee Simple Legal Desc:

0410195

Remarks

Pub Rmks:

This is a really nice house on a really nice street and we would love it if you came to view it today! Welcome to this meticulously maintained 4-bedroom, 4-bathroom home in the heart of Evergreen, where pride of ownership is evident in every corner. Lovingly cared for by its original owners, this smoke-free, pet-free residence has been the perfect setting for raising their family, creating cherished memories in a beautiful and welcoming space. The home's generous square footage is ideal for families at various stages of life, offering flexible spaces for every need. Step inside to find gleaming hardwood floors and an open-concept layout that flows seamlessly from room to room. The spacious kitchen, complete with newer appliances and plenty of counter space, is ideal for both everyday meals and entertaining. The cozy living room, centered around a beautiful fireplace. Everyone can breeze in and out easily on the main floor. There's lots of places to put coats and books and all the things a family comes with. Outside, the low-maintenance composite deck offers an inviting retreat, overlooking a fully developed yard with apple trees and stunning landscaping—perfect for outdoor time. Upstairs, a generously sized bonus room provides a versatile space for family activities, a home office, or a playroom, separated from the bedrooms for added privacy. The fully finished basement with a large bedroom, living area, and full bath offers an ideal setup for guests, extended family, or even older kids needing their own space. Additional highlights include water softner, newer shingles, furnace, and, a finished garage. Convenient access to Stoney Trail, Marshall Springs School, shopping, and James McKevitt Blvd. Are you walking with the family pets? There's a gate right from your yard to a beautiful pathway system! Enjoy the convenience of bike path connecting you to the best of Evergreen's amenities and fostering a strong sense of community. This home is a rare find for those who value cleanliness, quality, and a warm neighbo

Inclusions:

Property Listed By:

N/A RE/MAX First

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















