



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**192 EVERSIDE Way, Calgary T2Y 4V5**

MLS®#: **A2163854**

Area: **Evergreen**

Listing Date: **09/20/24**

List Price: **\$700,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 03-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,766**

Low Sqft:

Ttl Sqft: **1,766**

Lot Information

Lot Sz Ar: **3,767 sqft**

Lot Shape:

DOM

**61**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Wood Frame**

Flooring:

**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**

Int Feat:

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

Utilities:

Room Information

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











