



THE
A-TEAM

**RE/MAX
FIRST**

192 EVERSIDE Way, Calgary T2Y 4V5

MLS®#: **A2163854**

Area: **Evergreen**

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

List Price: **\$720,000**

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: **3,767 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,766**
Low Sqft:
Ttl Sqft: **1,766**

DOM

39
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
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	Second	10`8" x 6`11"	Bedroom	Second	10`3" x 9`9"
Bedroom	Second	9`0" x 11`9"	Bonus Room	Second	18`0" x 13`6"
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: **Welcome to this meticulously maintained 4-bedroom, 4-bathroom gem in the heart of Evergreen, lovingly cared for by its original owners. Built in collaboration with the builder, this home showcases pride of ownership at every turn. Step inside to find gleaming hardwood floors and a welcoming open-concept layout that flows effortlessly from room to room. The spacious kitchen boasts newer appliances and ample space for entertaining, while the cozy living room features a beautiful fireplace, perfect for relaxing evenings. The composite deck offers a low-maintenance outdoor retreat, overlooking a lush, well-developed yard with apple trees and stunning landscaping. Upstairs, a generously sized bonus room is smartly separated from the bedrooms, providing a versatile space for family time, a home office, or a playroom. The fully finished basement offers an ideal setup for guests or extended family, with a large bedroom, living area, and full bath. Additional highlights include a finished garage, proximity to Stoney Trail, Marshall Springs School, shopping, and James McKevitt Blvd. Plus, enjoy easy access to transit and explore the community with the walking path right behind the house, connecting you to everything Evergreen offers. This home is perfect for those seeking comfort, convenience, and a touch of nature. Don't miss the opportunity to make this your new home today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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











