



THE
A-TEAM

**RE/MAX
FIRST**

191 EVERSTONE Drive, Calgary T2Y 4R1

MLS®#: **A2164543**

Area: **Evergreen**

Listing Date: **09/10/24**

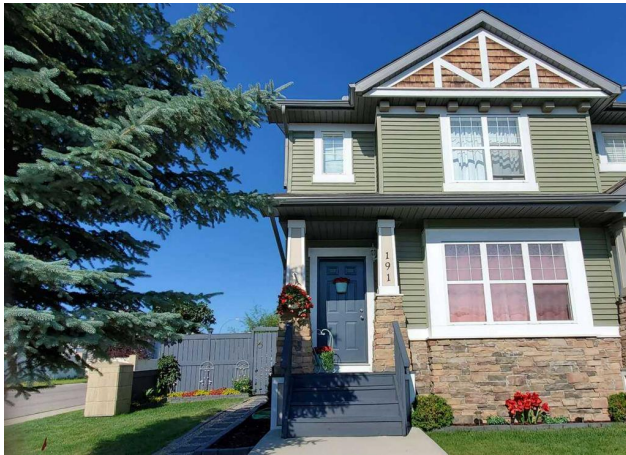
List Price: **\$587,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2004**

Lot Information
Lot Sz Ar: **3,810 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,184**
Low Sqft:
Ttl Sqft: **1,184**

Back Lane,Back Yard,City Lot,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Interior Lot,No Neighbours Behind,Irregular Lot,Street Lighting,Wedge Shaped Lot,Yard Lights,Paved,Rectangular Lot,Subdivided
Parking Pad,Single Garage Detached

DOM

134
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Hot Water,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Built-in Barbecue,Courtyard,Garden,Lighting,Outdoor Grill,Private Entrance,Private Yard,Rain Gutters,Storage,Uncovered Courtyard**

Construction: **Concrete,Silent Floor Joists,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Gas Dryer,Gas Water Heater,Humidifier,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Granite Counters,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`7" x 12`6"	Living Room	Main	10`9" x 12`9"
Bedroom - Primary	Second	12`6" x 10`9"	Bedroom	Second	10`9" x 12`9"
Bedroom	Second	11`5" x 12`3"	Laundry	Main	5`9" x 5`7"

Storage
3pc Bathroom

Basement
Second

9`2" x 8`6"

2pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Main
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

0411876

Remarks

Pub Rmks:

For more information, please click on Brochure button below. Welcome to this well-kept 3 bedrooms' home. Situated on a huge corner lot in Evergreen. The front door welcomes you into this open concept living with an abundance of natural light and huge spaces. The house and the garage have new roof, siding and new gutters. Also the garage has a new door and it's insulated. The house has a new A/C and before Christmas the main floor got a new coat of fresh paint. This home has a lot of renovations done to it, most of them are personalized and unique, giving the extra charm to this gorgeous home. This home is close to parks, pathways, shops, schools, and a short commute to Macleod Trail and Stone Trail. Within close proximity to Fish Creek Park & short drives to Kananaskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. No animal home. No smoking home. Upper Level - 3 Bedrooms and a Full Bathroom. 1st bedroom - master bedroom with a walk-in closet, wall decoration and chandelier. 2nd bedroom - wall decoration and corner headboard for a full size bed, chandelier and window covering. 3rd bedroom - wall decoration and corner headboard for a full size bed, chandelier and window covering. Main Level - Kitchen, Living Room, Half Bathroom and Laundry Room. Kitchen - plenty of counter space and natural light, a large quartz island in the middle, open floorplan and pantry. Electric Stove (Maytag), Fridge (Maytag) and under cabinet range hood are all stainless steel, used like new. Also dishwasher built-in and solid hardwood flooring. Living room and Entrance - living room has a large window for natural light and carpet, the entrance has solid hardwood flooring and wall decoration with decorative window. Half Bathroom - decorative wall and solid hardwood flooring. Laundry Room - it has cabinets, solid hardwood flooring, wall decoration with washer and dryer used like new, stainless steel by Whirlpool. Basement - Finished basement with a huge room, full bathroom, and a storage room. It has vacuum system attachments, water softer, new hot water tank, humidifier, Central Air and an Extra-large freezer. Garden and Garage - Large deck with a footbridge to the garage. Large shed, large organic greenhouse. Built-in barbecue with pizza oven. The garage is for one car, it's insulated and has a new door.

Inclusions:
Property Listed By:

n/a
Easy List Realty

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



