



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 EVERSTONE Drive, Calgary T2Y 4R1**

MLS®#: **A2164543**

Area: **Evergreen**

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

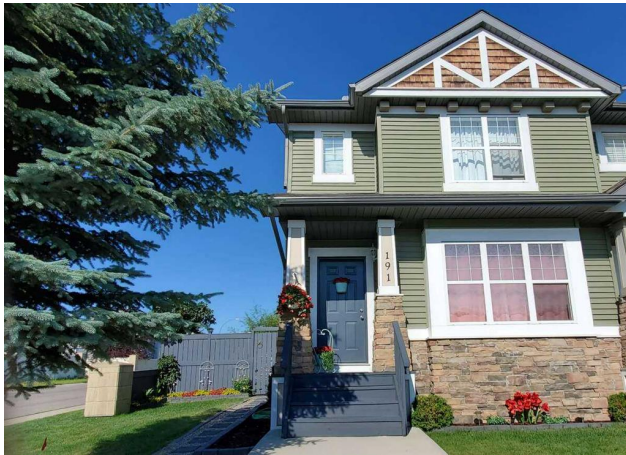
List Price: **\$587,900**

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: **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**

Park Feat: **Parking Pad,Single Garage Detached**

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

DOM

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

**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 has new A/C, new garage door and new siding. The house, the shed and the garage all have new roof and new gutters. 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.**

Inclusions: **n/a**  
Property Listed By: **Easy List Realty**

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

