



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**532 EVERBROOK Way, Calgary T2Y 0J2**

MLS®#: **A2164874**

Area: **Evergreen**

Listing Date: **09/11/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Pie Shaped Lot**  
Park Feat: **Aggregate,Double Garage Attached**

DOM

**8**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Granite Counters,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 13`11"
Dining Room	Main	11`5" x 10`4"
Laundry	Main	8`9" x 6`7"
4pc Ensuite bath	Upper	10`0" x 7`10"
Bedroom	Upper	10`0" x 9`11"
4pc Bathroom	Upper	9`11" x 4`11"
Bedroom	Basement	11`11" x 11`1"

Room	Level	Dimensions
Kitchen With Eating Area	Main	21`2" x 9`6"
2pc Bathroom	Main	5`1" x 4`7"
Bedroom - Primary	Upper	14`7" x 14`1"
Bonus Room	Upper	17`11" x 13`11"
Bedroom	Upper	10`7" x 9`3"
Family Room	Basement	23`9" x 13`6"
4pc Bathroom	Upper	9`1" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0714803**

Remarks

Pub Rmks: **Beautiful two storey home located on a quiet street in the community of Evergreen. This home with 2,950sqft of living space features a main floor with 9ft ceilings, hardwood flooring throughout, front flex room that could be used as a formal dining room, living room or office space. Large kitchen with full height espresso cabinetry, granite countertops, stainless steel appliances, extra cupboard space, walk through pantry and an island with flush eating bar. Open concept floorplan with a large living room with gas fireplace and breakfast nook with access to a huge backyard and two tiered deck. Main floor laundry with built-in folding table and 2pc bathroom complete this floor. The upper level features a huge primary bedroom with included glass wardrobe, walk-in closet and a 4pc bathroom with granite countertops, soaker tub and separate shower. Two other great sized bedrooms, full bathroom with granite counters and a large front bonus room with custom built-in shelving unit and below window bench and storage. The basement is fully finished with 9ft ceilings, a massive family room, full bathroom, fourth bedroom and extra storage space. Double attached insulated garage with exposed aggregate driveway and plenty of large windows throughout. Walking distance of Evergreen School, parks, greenspace and Fish Creek Park. Minutes from major transportation routes, restaurants and shopping. This is a must see home. Make your private showing today.**

Inclusions: **Glass Wardrobe in primary bedroom, Shed**  
Property Listed By: **RE/MAX Real Estate (Central)**

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





















