



THE
A-TEAM

**RE/MAX
FIRST**

383 EVERGLADE Circle, Calgary T2Y4M7

MLS® #: **A2165238**

Area: **Evergreen**

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

List Price: **\$990,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,166 sqft**
Lot Shape:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Paved,Private**
Park Feat: **Double Garage Attached,Parking Pad**

DOM

8

Layout

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

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Garden,Private Yard,Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Bar,Central Vacuum,Granite Counters,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	13`4" x 16`0"	Bedroom	Second	10`2" x 10`6"
Bedroom	Second	11`0" x 12`3"	Bedroom	Basement	11`0" x 11`0"
3pc Bathroom	Basement		2pc Bathroom	Main	
4pc Bathroom	Second		5pc Ensuite bath	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214089

Zoning:
R-1

Remarks

Pub Rmks:

Elegant Calbridge-built estate with nearly 3600 sqft across three levels. Inviting porch and curb appeal. Main floor features a grand 18-foot ceiling in the foyer and living room, leading to a formal dining area. The gourmet kitchen boasts granite countertops, maple cabinetry, and stainless steel appliances. Dining area connects to a large deck overlooking the backyard. A main-floor den offers a private workspace. New washer and dryer in laundry room with storage. The central staircase with wrought iron spindles offers 3-storey view. The bright family room centers around a cozy gas fireplace. Upstairs, the master suite includes a retreat area, walk-in closet, and large ensuite. Two more bedrooms, a full bath and a bonus room complete the second floor. The fully developed basement offers a soundproof bedroom, bathroom with shower, open area and a kitchenette. Outdoors, enjoy a landscaped yard, firepit, and deck with storage. Also features an oversized double garage. Close to schools, public transport, and Fish Creek Park.

Inclusions:
Property Listed By:

N/A
homeFree

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

















