



THE
A-TEAM

**RE/MAX
FIRST**

383 EVERGLADE Circle, Calgary T2Y4M7

MLS® #: **A2165238**

Area: **Evergreen**

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

List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 05-Dec**

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

124
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

Room	Level	Dimensions	Room	Level	Dimensions
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: **This southeast-facing estate home has an inviting porch and nearly 3600 sqft finished across three levels. The main floor features a grand 18-foot ceiling in the foyer and living room, leading to a formal dining area, a large kitchen, informal dining, family room with fireplace, den, laundry and powder room. The central staircase is an amazing feature with wrought iron spindles and a three-story view from the top floor right down to the fully finished basement. The kitchen boasts granite countertops, maple cabinetry, and stainless steel appliances including a French door fridge and gas stove and lots of storage space. This house is filled with natural light, and enjoys sunny mornings and a sunny backyard in the afternoons. The sizable primary suite includes a retreat area, walk-in closet, and very large ensuite bathroom with double sinks, large shower and jetted tub. The upper floor also includes two more bedrooms, a bonus room with sink (usable as a bedroom, study or relaxation area), and a full bath. The fully-developed basement offers a soundproofed fourth bedroom with oversize storage closet, half-bath, a kitchenette/bar (with space for a full-sized fridge), and a large storage closet. An oversized double garage allows for car, bike and recreational storage. Enjoy a landscaped yard with a prolific apple tree, firepit and patio, and a large deck with easy access under-deck storage. Close to schools, public transport, and Fish Creek Park, Stoney Trail (downtown in 20 minutes). New washer and dryer**

Inclusions: **N/A**
Property Listed By: **ComFree**

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

















