



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: **Active**

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

92
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:

Zoning:
R-1

0214089

Remarks

Pub Rmks: **Elegant Calbridge-built Southeast-facing estate home with nearly 3600 sqft across three levels. The inviting porch and curb appeal. Main floor features a grand open concept 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 including a French door fridge and gas stove/oven. Dining nook connects to a large deck overlooking the backyard. Enjoy a landscaped yard with an apple tree, firepit, and large deck with easy access under storage. The great room has a cozy gas fireplace and lots of natural light. The main-floor den with French door offers privacy and convenience to work remotely. New washer and dryer in laundry room with storage. The central staircase with wrought iron spindles leads to the master suite which includes a retreat area, walk-in closet, and large ensuite with double sinks, large shower and jetted tub. Two more bedrooms, a bonus room with sink (usable as another bedroom or study), and a full bath complete the upstairs. The fully developed basement offers a fourth bedroom, bathroom with rain drop shower, a kitchenette/bar, a large storage closet and space for a full size fridge. The property features an oversized double garage which allows for car, bike and recreational storage. Other features: Sprinkler system, security cameras, dual furnaces. Close to schools, public transport, and Fish Creek Park, close to Stoney Trail (downtown in 20 minutes). 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: **N/A**
Property Listed By: **ComFree**

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

















