



THE
A-TEAM

**RE/MAX
FIRST**

49 EVERGLEN Crescent, Calgary T2Y 0G4

MLS®#: **A2165258**

Area: **Evergreen**

Listing Date: **09/13/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,724 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,769**

Low Sqft:

Ttl Sqft: **1,769**

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`6" x 13`1"
Dining Room	Main	11`10" x 9`3"
Laundry	Main	7`0" x 5`3"
Bonus Room	Upper	16`8" x 11`6"
Bedroom	Upper	10`8" x 9`5"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	11`10" x 10`0"
Foyer	Main	9`2" x 5`10"
Mud Room	Main	6`0" x 5`2"
Bedroom - Primary	Upper	13`2" x 12`2"
Bedroom	Upper	10`8" x 9`2"
4pc Bathroom	Upper	

Title: **Fee Simple**
Zoning: **R-1N**
Legal Desc: **0613282**

Remarks

Pub Rmks: ******PRICE REDUCED!**** Beautifully maintained 1769 sq ft, 2 story, 3 bdrm, 2 ½ bath home situated on a quiet crescent with a sunny south yard. Very open floor plan with 9' ceilings, brand new luxury vinyl plank flooring & fresh paint throughout. Spacious foyer with walk-in closet & walk through pantry to a well laid out kitchen with stainless appliance package & peninsula with raised breakfast bar. Bright sunny dining area open to a spacious great room with cozy gas fireplace & French door access to a huge private deck. The main floor also includes a separate laundry room with shelving & a conveniently located powder room. Upstairs features 3 large bedrooms including a king size master with large walk-in closet & spa like ensuite with separate shower & large soaker tub. The bonus room easily accommodates private family gatherings & is adjacent to a 4-pc bath. The lower level has good ceiling height for future development, two sunny egress windows & rough in plumbing. Close to schools, parks & walking trails with easy access to the new ring road system & close to shopping. This is a fabulous family orientated community & the house is vacant & ready for quick possession.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











