



THE
A-TEAM

**RE/MAX
FIRST**

49 EVERGLEN Crescent, Calgary T2Y 0G4

MLS®#: **A2165258** Area: **Evergreen** Listing Date: **09/15/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Sep** 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

66
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	Room	Level	Dimensions
Great Room	Main	16`6" x 13`1"	Kitchen	Main	11`10" x 10`0"
Dining Room	Main	11`10" x 9`3"	Foyer	Main	9`2" x 5`10"
Laundry	Main	7`0" x 5`3"	Mud Room	Main	6`0" x 5`2"
Bonus Room	Upper	16`8" x 11`6"	Bedroom - Primary	Upper	13`2" x 12`2"
Bedroom	Upper	10`8" x 9`5"	Bedroom	Upper	10`8" x 9`2"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper				

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0613282

Remarks

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

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











