



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 EVERGREEN Manor, Calgary T2Y 3T7**

MLS®#: **A2166278**      Area: **Evergreen**      Listing Date: **09/19/24**      List Price: **\$949,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **5,177 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,475**  
 Low Sqft:  
 Ttl Sqft: **2,475**

DOM

**0**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Induction Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
Dinette	Main	10`0" x 6`3"
Kitchen	Main	12`5" x 16`4"
Dining Room	Main	12`11" x 7`1"
2pc Bathroom	Main	
4pc Ensuite bath	Second	
Bedroom	Second	10`0" x 11`6"
4pc Bathroom	Second	

Room	Level	Dimensions
Family Room	Main	15`5" x 13`11"
Office	Main	11`0" x 9`7"
Living Room	Main	12`11" x 11`1"
Bedroom - Primary	Second	12`11" x 14`11"
Bedroom	Second	12`11" x 10`6"
Bedroom	Second	10`0" x 11`3"
Flex Space	Second	9`3" x 14`1"

**Game Room**  
**3pc Bathroom**

**Basement**  
**Basement**

24`2" x 13`6"

**Bedroom**  
**Flex Space**  
Legal/Tax/Financial

**Basement**  
**Basement**

9`9" x 10`2"  
12`3" x 16`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**9911403**

Remarks

Pub Rmks:

**Open House on Saturday, Sept 21 from 11am-1pm & Sunday, Sept 22 from 2-4pm! Nestled on a Quiet street in the highly coveted community of Evergreen Estates, this Stunning property won't disappoint. This beautiful home offers over 3600 sqft of Exceptional Living Space, 5 Expansive Bedrooms, 3.5 Bathrooms, a Double Attached Garage, AC and so much more. An Inviting main floor that features 9ft Ceilings throughout, Hardwood Floors, a Spacious Den, a Vast Dining area and a Bright Open Floor plan that's made for entertaining. The renovated Kitchen showcases Stainless Steel Appliances, Huge Island with Quartz Countertops throughout, Pantry and Plenty of cabinet space. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace or how about an evening BBQ with family and friends in this beautiful West facing backyard that features a massive deck, sitting area and wood burning fireplace. Dinette area, laundry and powder room to complete the main floor. The upper floor is just as impressive. The Primary Retreat boasts a generous Walk In closet as well as a 4 piece ensuite. 3 more spacious bedrooms which is perfect for a growing family, a 3 piece bathroom with an Oversized shower and Bonus room to complete the upper floor. This Fully Finished basement offers a large family room with bar and gas fireplace, a flex area that's perfect for a home gym or kids play area, a 5th bedroom and 3 piece bathroom that's perfect for guest. Recent updates include renovated kitchen(2022), main floor engineered hardwood(2020), HWT (2023). Conveniently located, only minutes from walking/biking pathways to Fish Creek Park, Schools, restaurants and shops. Easy access to Stoney and Macleod Trail. Come see this incredible property for yourself; all that's left is for you to move in!**

Inclusions:  
Property Listed By:

n/a  
**CIR Realty**

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





















