



THE
A-TEAM

**RE/MAX
FIRST**

420 EVERSIDE Way, Calgary T2Y4R2

MLS®#: **A2166993**

Area: **Evergreen**

Listing Date: **09/18/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **5,123 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,828**

Low Sqft:

Ttl Sqft: **1,828**

DOM

1

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 11`11"
Living Room	Main	16`11" x 13`0"
Living Room	Basement	17`4" x 10`11"
Bedroom - Primary	Upper	13`0" x 12`1"
Bedroom	Upper	11`0" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`11" x 7`9"
Game Room	Basement	15`6" x 13`0"
Laundry	Main	9`0" x 5`10"
Bedroom	Upper	10`2" x 9`5"
Walk-In Closet	Upper	6`5" x 4`7"
4pc Bathroom	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

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Remarks

Pub Rmks: **Welcome to this beautiful family home in the desirable community of Evergreen! Step inside and be greeted by 9' ceilings, an OPEN FLOOR PLAN and large windows allowing in plenty of natural light. The stylish yet functional kitchen features a corner pantry, stainless steel appliances and plenty of cabinets for storage. The spacious living room and dining area makes entertaining family and friends a joy! The main floor laundry / mud room leads you to your double attached and HEATED garage. A 2-pc bathroom is also located on the main level. Upstairs there are 3 generously sized bedrooms with the primary bedroom featuring a 4-pc ensuite bath and a walk-in closet. An additional 4-pc bathroom and a large bonus room complete the upper level. The basement is mostly finished with a large rec space suited for lots of options. Heading to your sunny SOUTH-FACING backyard, you'll appreciate the large deck, hot-tub, HUGE storage sheds, beautiful landscaping and mature trees - a great place to spend your summer evenings! Situated on a quiet street and within a short distance from the Evergreen School (K-5) and the Marshall Springs Middle School, the home is ideally suited for your growing family. Fish creek park with all it's biking and walking paths is just a short drive away! This home is a must see! Call to book your private showing today.**

Inclusions: **Shed, hot-tub (as-is)**
Property Listed By: **eXp Realty**

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











