

51 EVERGREEN Manor, Calgary T2Y 3T7

A2173275 Listing 10/16/24 List Price: **\$899,900** MLS®#: Area: Evergreen

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

2000 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Calgary

Abv Saft: Low Sqft:

Ttl Sqft: 5,177 sqft

2,475

Finished Floor Area

2,475

<u>DOM</u>

Layout

5 (41)

3.5 (3 1)

2 Storey

4

2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

6

Access:

Lot Feat: Back Yard, Lawn, Low Maintenance Landscape, Landscaped Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Cedar Shake** Construction:

Heating: Forced Air, Natural Gas Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **BBQ** gas line 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	10`0" x 6`3"	Family Room	Main	15`5" x 13`11"
Kitchen	Main	12`5" x 16`4"	Office	Main	11`0" x 9`7"
Dining Room	Main	12`11" x 7`1"	Living Room	Main	12`11" x 11`1"
2pc Bathroom	Main		Bedroom - Primary	Second	12`11" x 14`11"
4pc Ensuite bath	Second		Bedroom	Second	12`11" x 10`6"
Bedroom	Second	10`0" x 11`6"	Bedroom	Second	10`0" x 11`3"
4pc Bathroom	Second		Flex Space	Second	9`3" x 14`1"

Game Room Basement 24`2" x 13`6" Bedroom Basement 9`9" x 10`2"

3pc Bathroom Basement Flex Space Basement 12`3" x 16`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1

Legal Desc: **9911403**

Remarks

Pub Rmks:

Open House on Saturday, Oct 19th from noon-2pm! 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: n/a

Property Listed By: CIR Realty

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















