

**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:

9911403

Zoning:
R-1

Remarks

Pub Rmks:

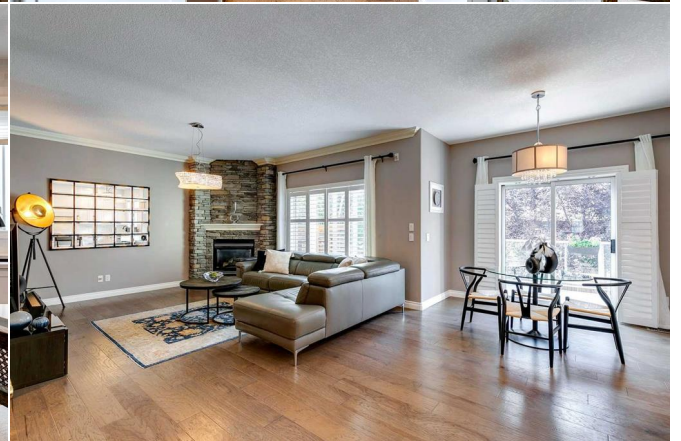
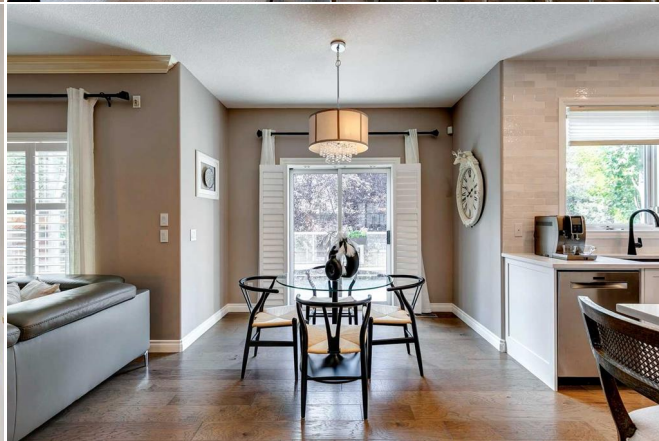
Open House on Saturday, Oct 19th from noon-2pm! Nestled on a Quiet street in the highly coveted community of Evergreen Estates, this Stunning property won't disappoint. This beautiful home offers over 3600 sqft of Exceptional Living Space, 5 Expansive Bedrooms, 3.5 Bathrooms, a Double Attached Garage, 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!

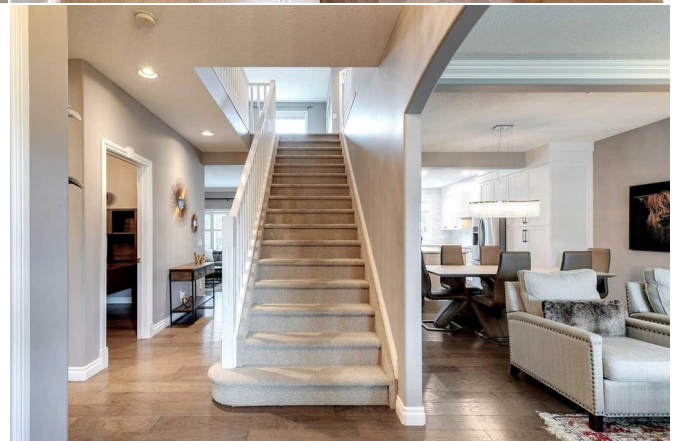
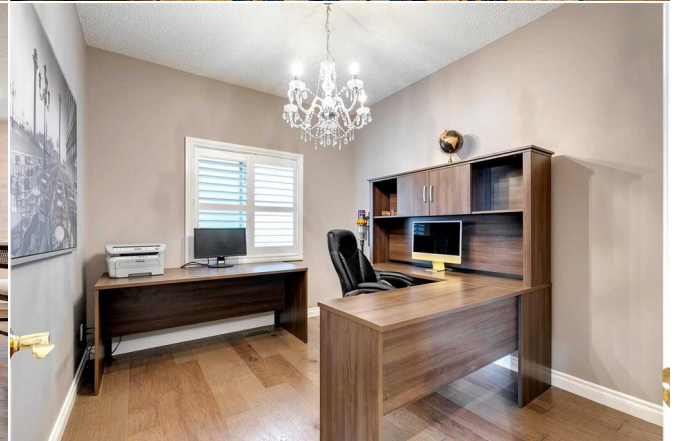
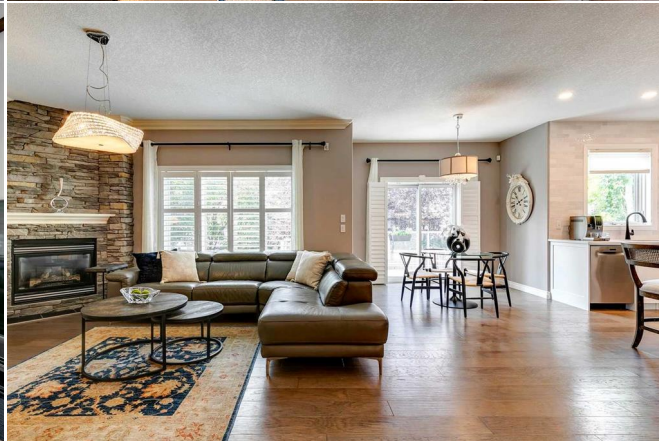
Inclusions:
Property Listed By:

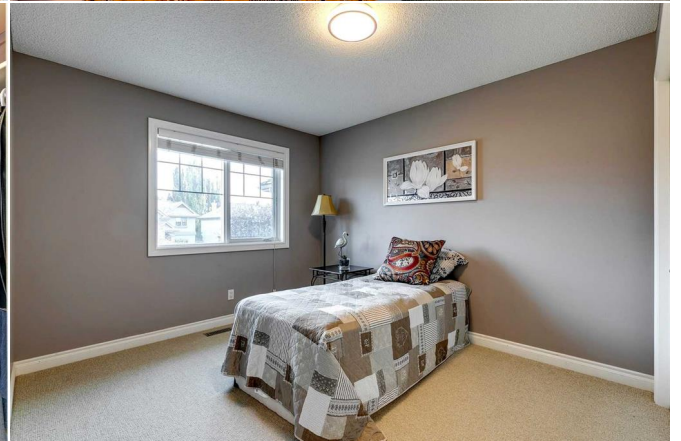
**n/a
CIR Realty**

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

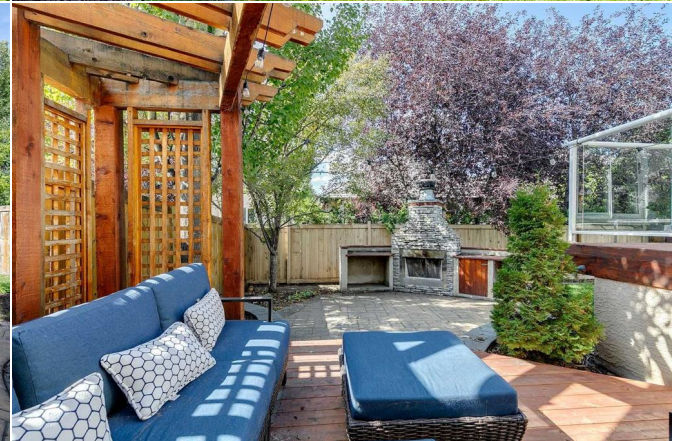
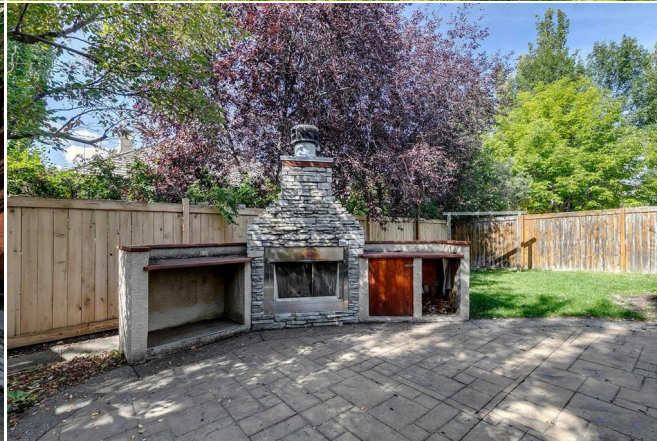
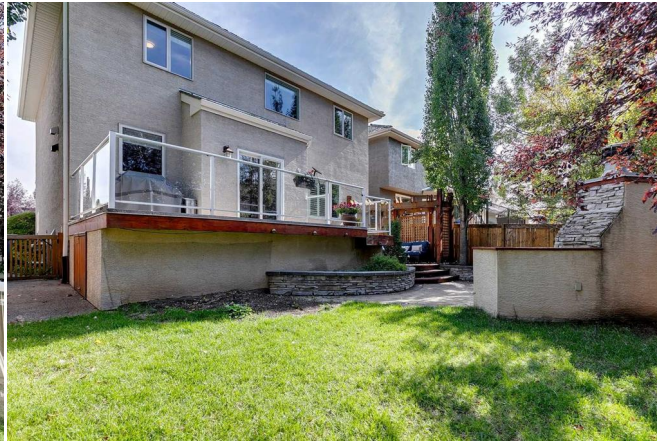












PROPER REALTY



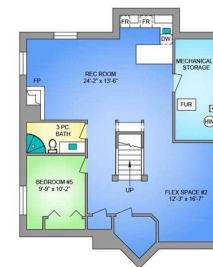
51 EVERGREEN MANOR SW	NO. OF	TOTAL AREA (SQ. FT.)	GARAGE (SQ. FT.)
OFFICE	1	108	0
LIVING ROOM	1	108	0
DINING ROOM	1	108	0
KITCHEN	1	108	0
LAUNDRY	1	108	0
GARAGE	1	0	402
TOTAL	5	342	402

PROPER REALTY



51 EVERGREEN MANOR SW	NO. OF	TOTAL AREA (SQ. FT.)	GARAGE (SQ. FT.)
BEDROOM #1	1	108	0
FLEX SPACE	1	108	0
BEDROOM #2	1	108	0
BEDROOM #3	1	108	0
PRIMARY BEDROOM	1	108	0
BATH	1	108	0
TOTAL	6	360	0

PROPER REALTY



51 EVERGREEN MANOR SW	NO. OF	TOTAL AREA (SQ. FT.)	GARAGE (SQ. FT.)
BEDROOM #1	1	108	0
FLEX SPACE #1	1	108	0
BEDROOM #2	1	108	0
FLEX SPACE #2	1	108	0
MECHANICAL STORAGE	1	108	0
TOTAL	5	342	0