



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**499 EVERMEADOW Road, Calgary T2Y4W4**

MLS® #: **A2174179**

Area: **Evergreen**

Listing Date: **10/19/24**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **3,498 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,585**  
Low Sqft:  
Ttl Sqft: **1,585**

DOM

**45**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Level,Private,Rectangular Lot**  
Park Feat: **Off Street,On Street,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **French Door,Kitchen Island,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<b>Room</b>	<b>Level</b>	<b>Dimensions</b>	<b>Room</b>	<b>Level</b>	<b>Dimensions</b>
<b>Office</b>	<b>Main</b>	<b>11`9" x 8`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 15`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`0" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`5" x 12`5"</b>			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-G</b>
Legal Desc:	<b>0410498</b>

Remarks

Pub Rmks: **OPEN HOUSE NOV 16, 2-4:30PM. Welcome Home! This spacious two-storey home, measuring 1586 square feet, is situated on a peaceful and minutes walk to Kindergarten/K-6 school, it offers the convenience of a one-minute walk to the bus station. Very easy to access to 201 ring road, less than 5km to Costco and short distance to walk to Fish Creek provincial park. A welcoming large front porch greets you as you enter the home. The designer interior features a spacious living room, dining area, and open concept kitchen with a breakfast island, hardwood floors, and plenty of natural light from bright windows. The main floor also includes a French-style door office for a quiet workspace, as well as a half bathroom. Upstairs, the large master bedroom boasts a 4-piece ensuite and walk-in closet, along with two additional bedrooms and another 4-piece bathroom. recent upgrades: NEW lights, NEW painting, NEW Washer and Dryer. Acting fast before it is gone.**

Inclusions: **N/A**

Property Listed By: **Metro Benchmark Real Estate Ltd.**

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







