

173 EVEROAK Circle, Calgary T2Y 0A2

MLS® #: **A2175574** Area: **Evergreen** Listing **10/26/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **6,975 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,895**
 Low Sqft:
 Ttl Sqft: **1,895**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, No Neighbours Behind, Underground Sprinklers, Pie Shaped Lot**

Park Feat:

Double Garage Attached, Front Drive, Garage Door Opener, Insulated

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line, Private Entrance**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`5" x 14`8"	Hall	Main	6`3" x 4`11"
2pc Bathroom	Main	4`7" x 5`5"	Office	Main	8`11" x 8`9"
Laundry	Main	6`11" x 8`7"	Living Room	Main	14`0" x 14`9"
Kitchen	Main	16`6" x 12`0"	Pantry	Main	6`1" x 5`6"
Breakfast Nook	Main	5`8" x 9`7"	Family Room	Upper	17`7" x 12`10"

Bedroom	Upper	12`0" x 18`6"	4pc Bathroom	Upper	4`0" x 8`6"
Bedroom	Upper	9`9" x 12`5"	Bedroom - Primary	Upper	14`1" x 11`11"
4pc Ensuite bath	Upper	18`2" x 9`11"	Hall	Upper	18`7" x 7`0"
Game Room	Basement	34`4" x 24`8"	4pc Bathroom	Basement	5`0" x 7`9"
Bedroom	Basement	9`2" x 12`5"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0610248**

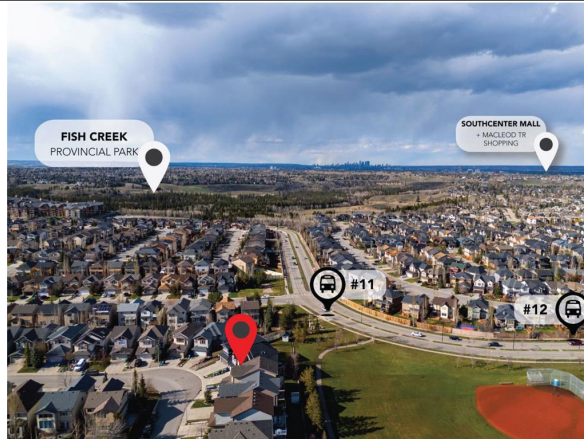
Zoning:
R-G

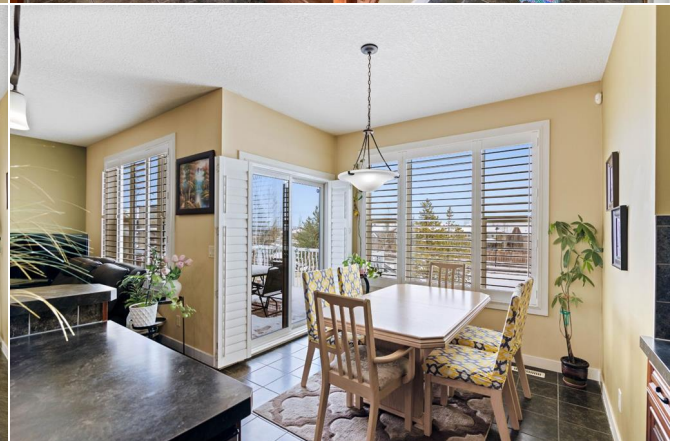
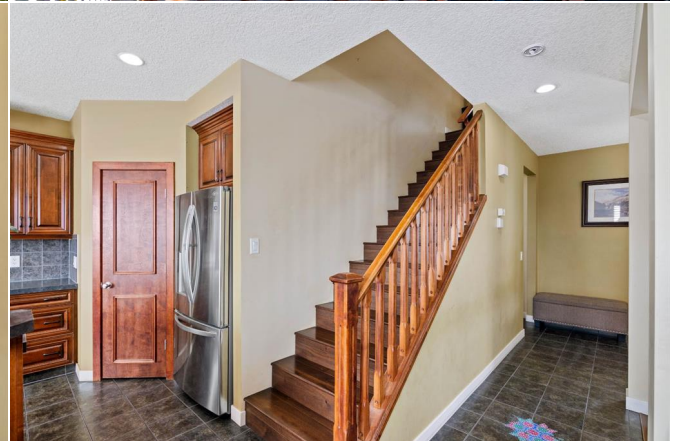
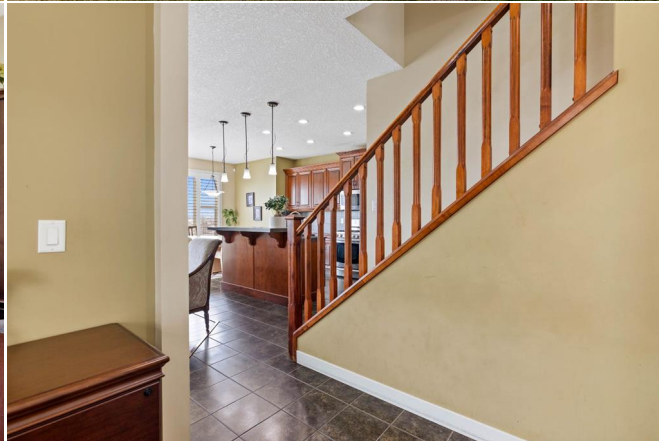
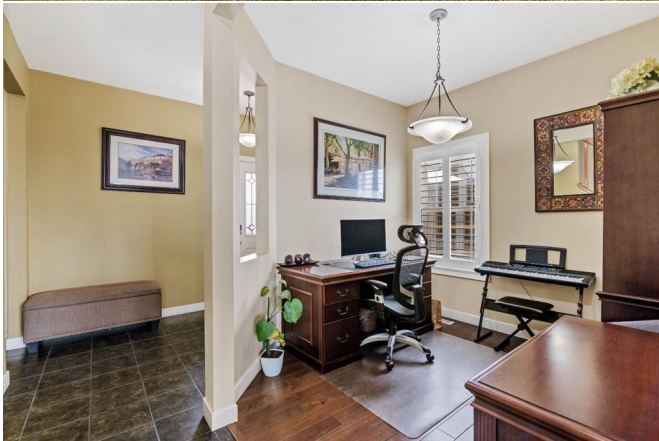
Remarks

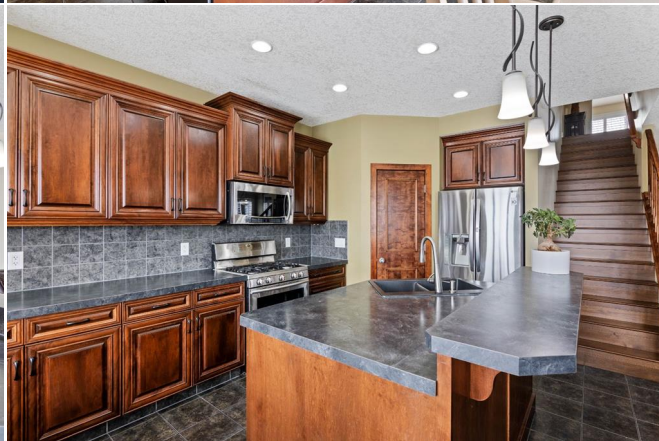
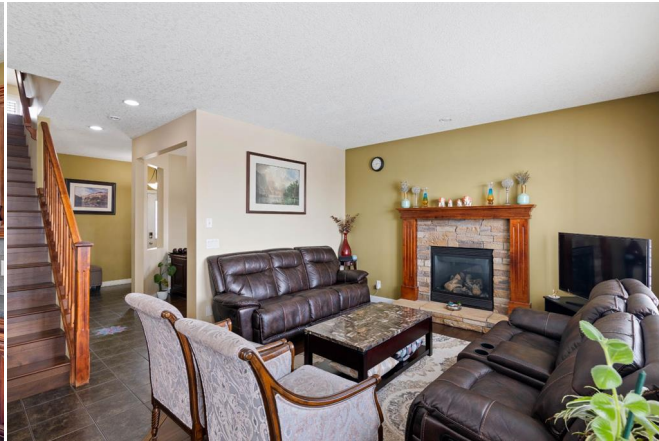
Pub Rmks: ******All the furniture seen in the home is included in the sale price**** Nestled in a peaceful cul-de-sac, this impressive two-story walkout basement home offers over 2,690 sq. ft. of developed living space on one of the LARGEST LOT in the area, backing onto an expansive GREEN SPACE, with a bus stop conveniently located right behind the house. The exterior was fully refreshed in 2021 with STUCCO, ROOF, EAVES TROUGHS, AND GUTTERS, offering a sleek, modern appeal. The bright, airy foyer leads to a versatile office/flex room perfect for working from home. The kitchen is a chef's dream, featuring rich dark wood cabinetry, stainless steel appliances including a GAS RANGE, a large island with a breakfast bar, and a walk-through pantry for added convenience. The living room is bathed in natural light and features a cozy stone-surround gas fireplace with elegant white shutter blinds. From the breakfast nook, sliding doors open onto a spacious deck with a gas BBQ hookup, offering stunning views of the green space—perfect for summer gatherings. This home has a CENTRAL AIR CONDITIONER to keep you comfortable year-round and an underground irrigation system to maintain a pristine lawn effortlessly. A beautiful hardwood staircase leads to the upper level, where you'll find a large bonus room, a luxurious master suite with an ensuite, two generously sized bedrooms, and a 4-piece bathroom. The fully finished WALKOUT BASEMENT adds even more living space, complete with a stylish stone wet bar, a fourth bedroom, and another 4-piece bathroom. Just a short walk to nearby schools and close to Fish Creek Park and its amenities, this home combines space, convenience, and peaceful surroundings for a truly exceptional living experience.**

Inclusions: **N/A**
 Property Listed By: **Manor Real Estate Ltd.**

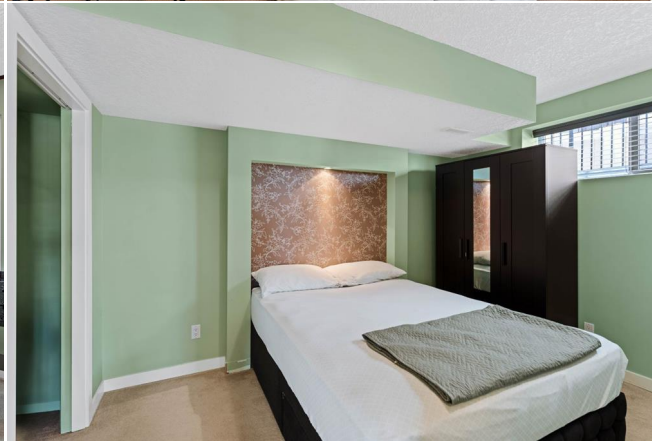
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

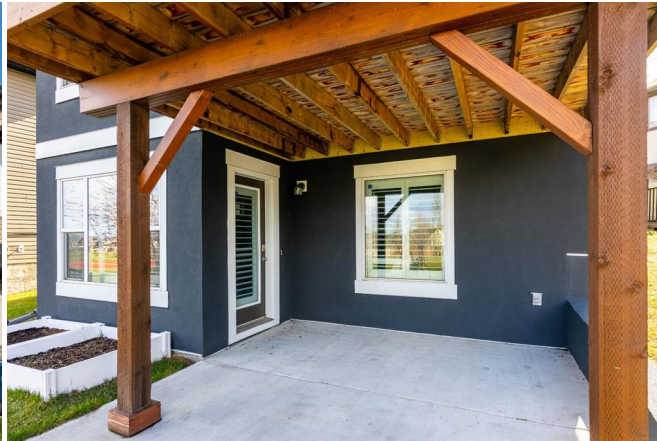












173 Everoak Circle SW

