

634 EVERMEADOW Road, Calgary T2Y 4X1

MLS®#: **A2175615** Area: **Evergreen** Listing Date: **10/26/24** List Price: **\$525,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,035 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,288**
 Low Sqft:
 Ttl Sqft: **1,288**

DOM

38
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Carport,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`0" x 7`9"	Living Room	Main	17`2" x 11`11"
Kitchen	Main	14`0" x 8`0"	Bedroom - Primary	Upper	13`9" x 12`9"
Bedroom	Upper	11`11" x 9`3"	Bedroom	Upper	9`11" x 9`4"
Bedroom	Basement	12`11" x 8`6"	Bedroom	Basement	9`11" x 7`6"
2pc Bathroom	Main	6`11" x 2`11"	4pc Bathroom	Upper	8`1" x 4`11"
4pc Bathroom	Basement	8`7" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410498

Remarks

Pub Rmks: **PRICE REDUCTION! Welcome to this charming FULLY FINISHED home in the heart of Evergreen! This spacious 5-bedroom, 2.5-bathroom property offers a wonderful blend of space and comfort for growing families. As you enter, you will be greeted by the SUNLIT living room with a COZY GAS FIREPLACE to provide extra warmth during those cold winter months. The OPEN-CONCEPT main floor level is complimented by LAMINATE FLOORINGS including the stairs leading to the upper level. In the kitchen, you'll find BRAND NEW RANGE HOOD and STAINLESS STEEL ELECTRIC STOVE —ideal for cooking up your favourite meals. The kitchen island provides extra storage, seating for those quick bites, and additional prep space. The spacious dining area leads to the large patio door overlooking the DECK (built in 2020) which is a fantastic spot for outdoor gatherings or simply relaxing with a good book. The half bathroom completes the main floor. Upstairs include the Primary Bedroom that comfortably fits a king-size bed and has a WALK-IN CLOSET, the other 2 bedrooms and a full bathroom. The basement was completed with permits in 2008 and features 2 additional bedrooms, a full bathroom, and under-the-stairs storage space. Recent updates like the NEWER ROOF SHINGLES and VINYL SIDINGS (2022) ensure your home looks great and stays protected. The parking pad with a partially covered CARPORT/TENT (as-is condition) provides convenient parking. The movable storage shed at the back provides additional storage space. Location is key, and you'll love being near Fish Creek Park for outdoor adventures, as well as having schools and other amenities just a short distance away. Book a showing with your favourite Realtor and see why this Evergreen gem could be the perfect place for you!**

Inclusions: **Movable Car Tent (as-is condition), Movable Storage Shed**
Property Listed By: **CIR Realty**

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







