



THE
A-TEAM

**RE/MAX
FIRST**

16 EVERWOODS Road, Calgary T2Y 4R5

MLS® #: **A2176269**

Area: **Evergreen**

Listing Date: **10/30/24**

List Price: **\$689,500**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,304 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,749**
Low Sqft:
Ttl Sqft: **1,749**

DOM

52
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Yard Drainage,Yard Lights,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Lighting**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer,Water Softener,Window Coverings**
Int Feat: **No Smoking Home,Pantry,Quartz Counters,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-----------------------|----------|---------------|------------------|----------|----------------|
| Living Room | Main | 14`0" x 11`8" | Kitchen | Main | 11`4" x 11`3" |
| Dining Room | Main | 11`3" x 10`8" | Bonus Room | Upper | 17`0" x 12`10" |
| Bedroom - Primary | Upper | 15`4" x 11`1" | Bedroom | Upper | 11`2" x 9`2" |
| Bedroom | Upper | 10`4" x 9`0" | Bedroom | Basement | 9`4" x 8`6" |
| Family Room | Basement | 13`5" x 10`3" | Flex Space | Basement | 8`5" x 6`8" |
| Bathroom - Roughed-in | Basement | | 3pc Ensuite bath | Upper | |
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0414530**

Remarks

Pub Rmks: **NEW AMAZING PRICE!! This exceptional family home presents an impressive array of features and upgrades, offering over 2,500 square feet of AIR CONDITIONED living space in prestigious Evergreen SW, just moments from the natural beauty of FISH CREEK PARK! Upon entering, you are greeted by an inviting foyer adorned with beautiful tile flooring. This property is enhanced with numerous modern updates, including NEW luxury vinyl plank, state-of-the-art appliances, and contemporary LED light fixtures throughout both the interior and exterior. Additional improvements include a NEWLY INSTALLED GARAGE DOOR, an oversized front entrance door, a BRAND NEW ROOF, HARDIE BOARD SIDING, updated eaves with downspouts and do much more! The kitchen is a culinary enthusiast's dream, featuring stunning NEW QUARTZ COUNTER TOPS, gorgeous modern white cabinetry, sit up counter for at least 4 seats, larger than average pantry and s/s appliances! All bathrooms have been tastefully renovated too! The home is equipped with a NEW tankless hot water system with filtration and a NEWER FURNACE for added comfort and efficiency. The dining area, enhanced by lovely bay windows, provides a bright and welcoming atmosphere. The family living room is designed for relaxation and entertaining, featuring a gas fireplace framed by an elegant mantle and large windows that fill the space with natural light. The main floor also includes a modern mudroom with a washer and dryer, along with a convenient powder room. Moving upstairs, you will find a bright BONUS room with stylish barn doors, a luxurious MASTER RETREAT that boasts a beautifully updated ENSUITE bathroom and a WALK-IN closet. Two additional bedrooms and an updated family bathroom complete the upper level. The basement is thoughtfully designed, offering a generously sized bedroom, a cozy family room, and a delightful nook for various uses, its roughed in and drywalled for a bathroom of your choice. The location is truly unparalleled, with playgrounds, schools, and public transportation all within walking distance. Enjoy summer evenings barbecuing and entertaining on the expansive three-tiered deck, or unwind around the backyard fire pit. Situated on a quiet street, this home is just a short stroll from transit, schools, and playgrounds, and is conveniently located a short drive from Costco. With easy access to Stoney Trail, you can effortlessly navigate throughout the city. This remarkable home is ready for you to move in and enjoy all that it has to offer!**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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







