



THE
A-TEAM

**RE/MAX
FIRST**

109 EVERGLADE Circle, Calgary T2Y 4N3

MLS® #: **A2176952** Area: **Evergreen** Listing Date: **11/02/24** List Price: **\$949,900**
 Status: **Active** 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: **4,876 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,513**
 Low Sqft:
 Ttl Sqft: **2,513**

DOM

49
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`10"	Office	Main	9`8" x 9`9"
Kitchen With Eating Area	Main	12`11" x 11`7"	Dining Room	Main	5`0" x 9`11"
Laundry	Main	8`1" x 5`6"	2pc Bathroom	Main	4`5" x 4`11"
Bedroom - Primary	Upper	20`7" x 13`8"	Bedroom	Upper	13`5" x 9`6"
Bedroom	Upper	14`11" x 9`2"	Bedroom	Upper	11`11" x 9`2"

**4pc Bathroom
Bedroom
Flex Space
Game Room**

**Upper
Basement
Basement
Basement**

**5`0" x 9`2"
15`6" x 11`10"
12`3" x 9`4"
26`6" x 12`10"**

**4pc Ensuite bath
4pc Bathroom
Furnace/Utility Room**

**Upper
Basement
Basement**

**11`8" x 12`7"
7`8" x 7`3"
18`10" x 7`7"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214089

Zoning:
R-G

Remarks

Pub Rmks:

Open House Sunday Dec 15, 1:00-3:00pm, Discover luxury living at its finest, steps away from the natural beauty of Fish Creek Park! Nestled in the prestigious Evergreen Estates, this exquisite two-storey home boasts 5 bedrooms, 3.5 bathrooms, and an unmatched level of elegance and sophistication. As you enter, be captivated by soaring high ceilings in the great room and living room—an absolute must-see. The main floor is thoughtfully designed with a private office, formal dining room, great room, breakfast nook, mudroom, 2-piece bath, and a cozy living room complete with a corner gas fireplace. The timeless open-concept kitchen is a chef's dream, featuring granite countertops, ceiling-height maple cabinets, stainless steel appliances, a corner pantry, and a central island. A striking curved staircase with open risers leads to the upper floor, where a bridge-like walkway separates the luxurious master retreat from three spacious additional bedrooms, a 4-piece bath, and a convenient linen closet. The bright and spacious master suite offers a walk-in closet and a spa-like ensuite with a walk-in shower and soaking tub—perfect for relaxing at the end of the day. The fully developed basement includes a fifth bedroom, a 4-piece bathroom, a family room, and ample storage space. Outside, the beautifully landscaped south-facing backyard features a large covered deck and a ground-level flagstone patio, ideal for entertaining or enjoying quiet evenings. Perfectly situated near playgrounds, schools, and just a short drive from shops, restaurants, and amenities, with instant access to Stoney Trail for an easy commute to Costco, shopping plazas, and more. Schedule your viewing today and step into a lifestyle of luxury and convenience—this exceptional home is waiting for you!

Inclusions:
Property Listed By:

**N/A
TrustPro Realty**

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











