



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 EVERSIDE Close, Calgary T2Y 5A2**

MLS®#: **A2177411**

Area: **Evergreen**

Listing Date: **11/12/24**

List Price: **\$739,900**

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: **4,251 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,133**

Low Sqft:

Ttl Sqft: **2,133**

DOM

**8**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting**

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Rain Gutters**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Trash Compactor,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 13`0"	Dining Room	Main	11`11" x 8`10"
Kitchen	Main	13`1" x 11`11"	Den	Main	11`8" x 11`0"
Laundry	Main	8`4" x 6`10"	2pc Bathroom	Main	4`11" x 4`8"
Foyer	Main	6`8" x 6`0"	Bedroom - Primary	Second	15`10" x 12`9"
Bedroom	Second	11`10" x 11`2"	Bedroom	Second	11`6" x 11`3"
Bonus Room	Second	17`2" x 11`11"	4pc Ensuite bath	Second	9`11" x 8`11"
4pc Bathroom	Second	8`1" x 4`11"	Walk-In Closet	Second	6`4" x 5`4"

**Bedroom**  
**Furnace/Utility Room**

**Lower**  
**Lower**

**12`7" x 10`5"**  
**13`0" x 6`10"**

**Game Room**  
**4pc Bathroom**  
Legal/Tax/Financial

**Lower**  
**Lower**

**23`10" x 21`4"**  
**8`10" x 5`8"**

Title:  
**Fee Simple**  
Legal Desc:

**0413942**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Experience exceptional living in this home, designed with both comfort and Family oriented convenience in mind. The great room with a beautiful stone fireplace adjoins a spacious kitchen equipped with amazing counter space & a large walk-in pantry. The flex room is ready to become your den or dining room. Upstairs, the master bedroom is a tranquil retreat with an ensuite bathroom and walk-in closet. Two additional spacious bedrooms share a full bathroom, perfect for families. The bonus room offers an ideal space for play, relaxation, or hobbies. The open-concept basement offers unlimited possibilities. For hot summer nights, there's central air conditioning and for those frosty winter days, you'll love the oversized, insulated, drywalled, and heated garage. Nestled on a quiet street, in the Family friendly neighborhood of Evergreen you'll enjoy easy access to walking/bike paths, parks, playgrounds, Fish Creek Provincial Park, shopping, restaurants, pubs, YMCA, library, medical offices and both Public and Catholic schools. There's also direct transit to 2 different high schools, and an LRT station close by to get you wherever else you need to go. Come see for yourself, you and your Family deserve to live this well! NOTE: Furnished images are virtually staged.**

Inclusions:  
Property Listed By:

**Garage heater**  
**CIR Realty**

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













