



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 EVERMEADOW Manor, Calgary T2Y4W8**

MLS®#: **A2179984**      Area: **Evergreen**      Listing Date: **11/20/24**      List Price: **\$575,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2005**      Abv Sqft: **1,299**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,239 sqft**      Ttl Sqft: **1,299**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Private**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Central Vacuum,Jetted Tub,Pantry,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`7"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`5" x 6`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 9`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`4" x 2`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 8`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`9" x 13`1"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`9" x 7`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`3" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`6" x 5`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`0" x 6`9"</b>	<b>Office</b>	<b>Basement</b>	<b>6`7" x 12`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 10`9"</b>			









