

41 EVERMEADOW Manor, Calgary T2Y4W8

A2179984 11/20/24 List Price: **\$575,000** MLS®#: Area: Evergreen Listing

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: City/Town:

2005 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

> Abv Saft: Low Sqft:

Ttl Sqft: 3,239 sqft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1

Ttl Park: 2 Garage Sz: 2

4 (3 1)

2.5 (2 1)

2 Storey

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: Garden, Private Yard Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Finished Floor Area

1,299

1,299

Water Source: 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

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

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0410498**

Remarks

Pub Rmks:

Welcome to this well-maintained 1,299 sq. ft. family home in the family friendly community of Evergreen! With 3 bedrooms upstairs, including a primary bedroom with a private 3-piece ensuite and 4 pc bath it's perfect for the busy mornings that come with a busy life. This home has the space and comfort you are looking for. Back on the main floor as you step into the kitchen you'll find brand-new stainless steel appliances, perfect for whipping up every day meals and holiday feasts! The living room is perfect for just your family or large gatherings. Don't forget the 2 pc bath here either. Downstairs in the partially finished basement you'll find even more living space, with an additional bedroom, office, and a rough-in for a bathroom, ready to be tailored to your family's needs. Out back, you'll love the big, beautiful deck, ideal for entertaining or simply enjoying the outdoors. The double oversized detached garage offers ample room for vehicles and storage. Located close to all levels of schooling, Stoney Trail, and shopping, this home combines convenience with comfort. Ready for immediate possession, you can start creating memories just in time for the holidays! Don't miss out on this incredible opportunity—schedule your viewing today and make this house your home.

Inclusions: NA

Property Listed By: Royal LePage Benchmark

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





