



THE
A-TEAM

**RE/MAX
FIRST**

173 EVEROAK Circle, Calgary T2Y 0A2

MLS®#: **A2180886**

Area: **Evergreen**

Listing **11/25/24**

List Price: **\$834,999**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,895**

Low Sqft:

Ttl Sqft: **1,895**

DOM

26

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,975 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Triangular Lot,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot

Park Feat:

Double Garage Attached,Front Drive,Garage Door Opener,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Bar,Crown Molding,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`5" x 14`8"
2pc Bathroom	Main	4`7" x 5`5"
Laundry	Main	6`11" x 8`7"
Kitchen	Main	16`6" x 12`0"
Breakfast Nook	Main	5`8" x 9`7"
Bedroom	Upper	12`0" x 18`6"
Bedroom	Upper	9`9" x 12`5"

Room	Level	Dimensions
Hall	Main	6`3" x 4`11"
Office	Main	8`11" x 8`9"
Living Room	Main	14`0" x 14`9"
Pantry	Main	6`1" x 5`6"
Family Room	Upper	17`7" x 12`10"
4pc Bathroom	Upper	4`0" x 8`6"
Bedroom - Primary	Upper	14`1" x 11`11"

4pc Ensuite bath
Game Room
Bedroom

Upper
Basement
Basement

18`2" x 9`11"
34`4" x 24`8"
9`2" x 12`5"

Hall
4pc Bathroom

Upper
Basement

18`7" x 7`0"
5`0" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610248

Zoning:
R-G

Remarks

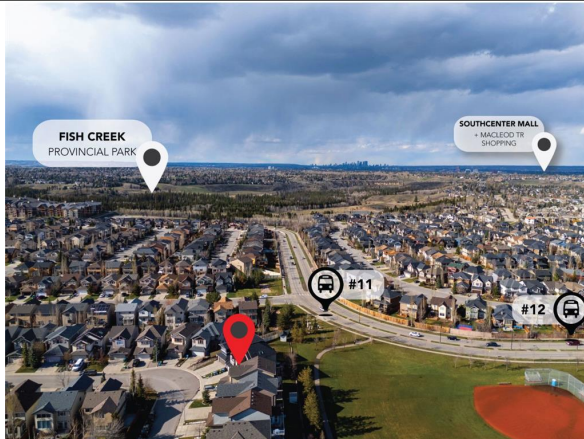
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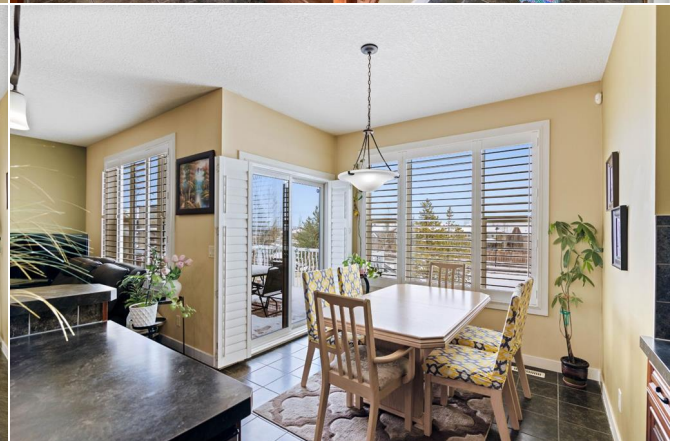
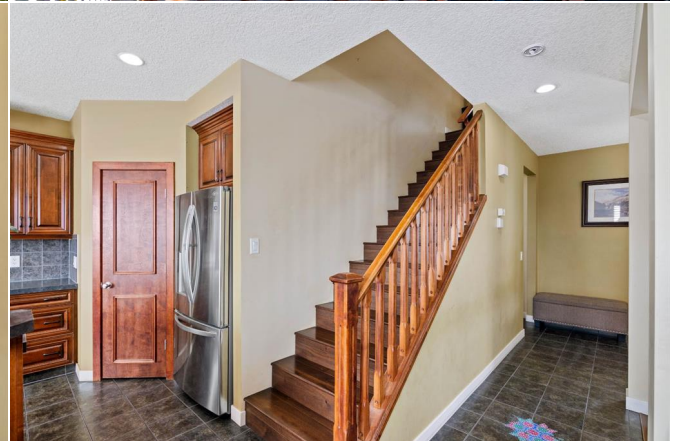
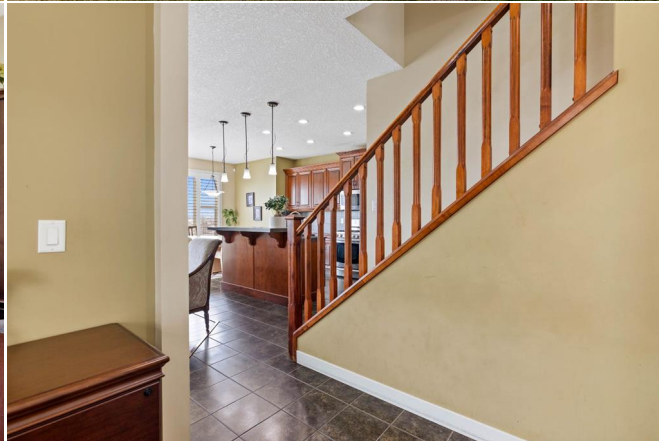
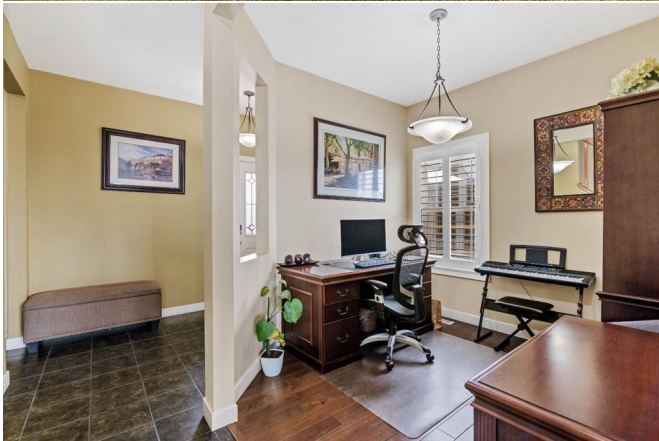
******All the furniture seen in the home is included in the sale price****** Nestled in a peaceful cul-de-sac, this impressive two-story walkout basement home offers over 2,690 sq. ft. of developed living space on one of the LARGEST LOT 6975 SQFT in the area, backing onto an expansive GREEN SPACE, with a bus stop conveniently located close to the house. The exterior was fully refreshed in 2021 with STUCCO, ROOF, EAVES TROUGHES, AND GUTTERS, offering a sleek, modern appeal. The bright, airy foyer leads to a versatile office/flex room perfect for working from home. The kitchen is a chef's dream, featuring rich dark wood cabinetry, stainless steel appliances including a GAS RANGE, a large island with a breakfast bar, and a walk-through pantry for added convenience. The living room is bathed in natural light and features a cozy stone-surround gas fireplace with elegant white shutter blinds. From the breakfast nook, sliding doors open onto a spacious deck with a gas BBQ hookup, offering stunning views of the green space—perfect for summer gatherings. This home has a CENTRAL AIR CONDITIONER to keep you comfortable year-round and an underground irrigation system to maintain a pristine lawn effortlessly. A beautiful hardwood staircase leads to the upper level, where you'll find a large bonus room, a luxurious master suite with an ensuite, two generously sized bedrooms, and a 4-piece bathroom. The fully finished WALKOUT BASEMENT adds even more living space, complete with a stylish stone wet bar, a fourth bedroom, and another 4-piece bathroom. Just a short walk to nearby schools and close to Fish Creek Park and its amenities, this home combines space, convenience, and peaceful surroundings for a truly exceptional living experience.

Inclusions:
Property Listed By:

All furniture seen in the house as is
Manor Real Estate Ltd.

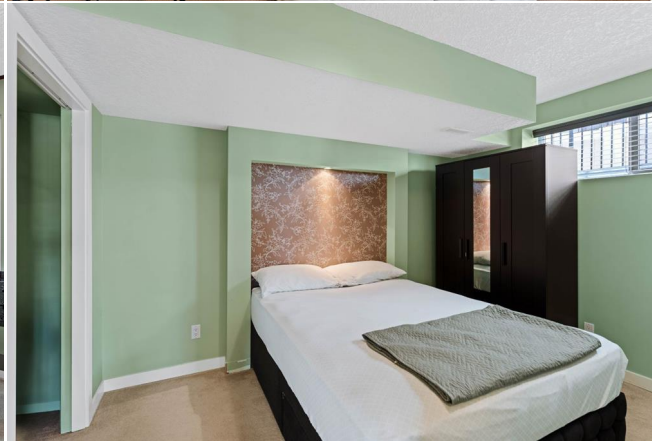
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

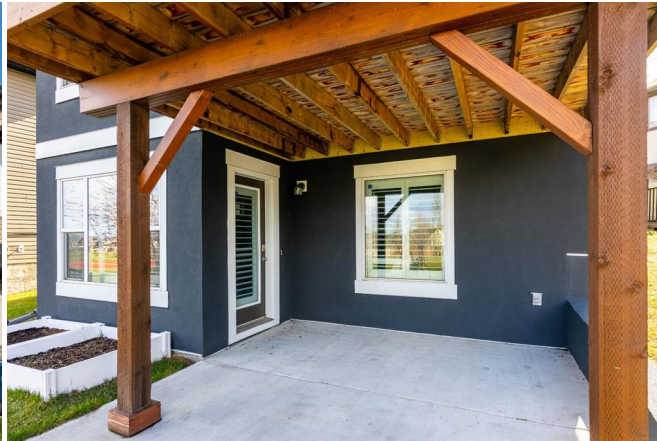












173 Everoak Circle SW

