



THE
A-TEAM

**RE/MAX
FIRST**

151 EVERBROOK Drive, Calgary T2Y 0L6

MLS®#: **A2181652** Area: **Evergreen** Listing Date: **11/30/24** List Price: **\$774,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,111 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,366**
 Low Sqft:
 Ttl Sqft: **2,366**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Covered,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	15`4" x 16`5"	Mud Room	Main	25`8" x 26`3"
Pantry	Main	13`8" x 33`1"	Kitchen With Eating Area	Main	35`10" x 44`0"
Living Room	Main	48`5" x 59`1"	Dining Room	Main	38`0" x 46`9"
Storage	Main	21`1" x 35`3"	Den	Main	35`10" x 27`8"
Entrance	Main	18`7" x 36`11"	Bedroom - Primary	Upper	47`4" x 50`7"
4pc Ensuite bath	Upper	32`7" x 32`10"	Walk-In Closet	Upper	18`10" x 35`6"
Laundry	Upper	17`6" x 19`8"	4pc Bathroom	Upper	30`11" x 16`2"

Bedroom
Walk-In Closet

Upper
Upper

47`0" x 31`2"
14`3" x 13`5"

Bedroom
Bonus Room
Legal/Tax/Financial

Upper
Upper

37`9" x 35`10"
50`7" x 58`10"

Title:
Fee Simple
Legal Desc:

0914732

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this meticulously maintained two-storey home with 3 bedrooms and 2.5 bathroom in Evergreen . This beautiful home offers balance of comfort style , convenience and boasted with upgrades - skylight at upper floor, walk-in pantry , large living space, convenient laundry at upper floor , vaulted ceiling in bonus room , accessible ramp , gas stove , maple hardwood floor . This home greets you with ample entrance space , 9 feet ceiling and open concept layout . Main level offers living area, dining area, walk-in pantry and half wash room . The dining area can accommodate large gatherings. Upstairs hosts the master bedroom with 4 piece bathroom , extra 2 bed rooms with common 4 pc bathroom and additional large bonus room which provides endless possibilities whether its playroom, home gym or media center fit your life styles. The private backyard is fully fenced. Additional upgrades to note are new roof (2021) .The garage is insulated with dry wall . The unspoiled basement awaits your personal touches, offering potential for customization to suit your needs and preferences. Enjoy close by Fish Creek Park- perfect for nature lovers. Enjoy quick access to Stoney trail , Costco , schools and shopping . **DON'T MISS OUT THIS FABULOUS OPPORTUNITY**

Inclusions:
Property Listed By:

Window coverings with designer curtains
First Place Realty

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











