

173 EVEROAK Circle, Calgary T2Y 0A2

01/10/25 List Price: **\$829,999** MLS®#: A2186578 Area: Evergreen Listing

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

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2006 **Lot Information**

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

647 sqft Ttl Sqft: 1,895

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

12

Ttl Park: 4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Triangular Lot, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, No Neighbours

1,895

Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer: Ext Feat:

BBQ gas line, Private Entrance

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

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

Int Feat: **Utilities:**

Room Information

<u>Room</u> <u>Level</u> <u>Dimensions</u> <u>Room</u> <u>Level</u>	<u>Dimensions</u>
Foyer Main 10`5" x 14`8" Hall Main	6`3" x 4`11"
2pc Bathroom Main 4`7" x 5`5" Office Main	8`11" x 8`9"
Laundry Main 6`11" x 8`7" Living Room Main	14`0" x 14`9"
Kitchen Main 16`6" x 12`0" Pantry Main	6`1" x 5`6"
Breakfast Nook Main 5`8" x 9`7" Family Room Upper	17`7" x 12`10"

 Bedroom
 Upper
 12`0" x 18`6"

 Bedroom
 Upper
 9`9" x 12`5"

 4pc Ensuite bath
 Upper
 18`2" x 9`11"

 Game Room
 Basement
 34`4" x 24`8"

 Bedroom
 Basement
 9`2" x 12`5"

4pc Bathroom Uppe Bedroom - Primary Uppe Hall Uppe 4pc Bathroom Base

 Upper
 4 \ 0" x 8 \ 6"

 Upper
 14 \ 1" x 11 \ 11"

 Upper
 18 \ 7" x 7 \ 0"

 Basement
 5 \ 0" x 7 \ 9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0610248**

Remarks

Pub Rmks:

*****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 2,695 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 TROUGHS, 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: All furniture see in the house

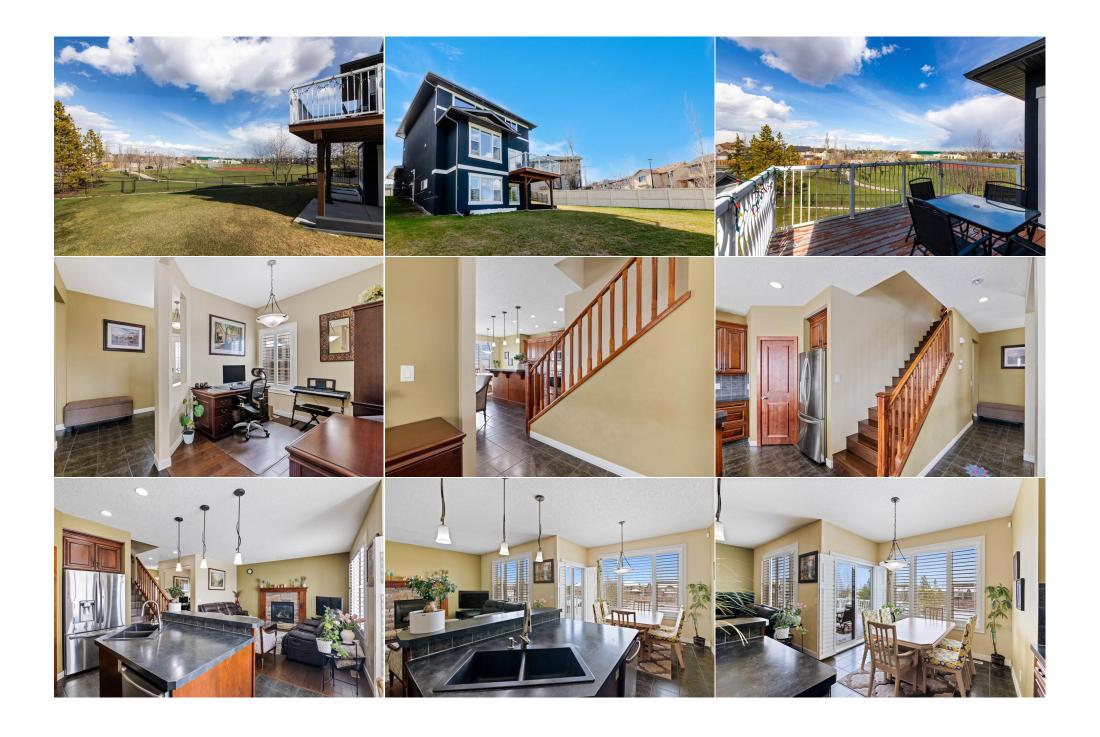
Property Listed By: Manor Real Estate Ltd.

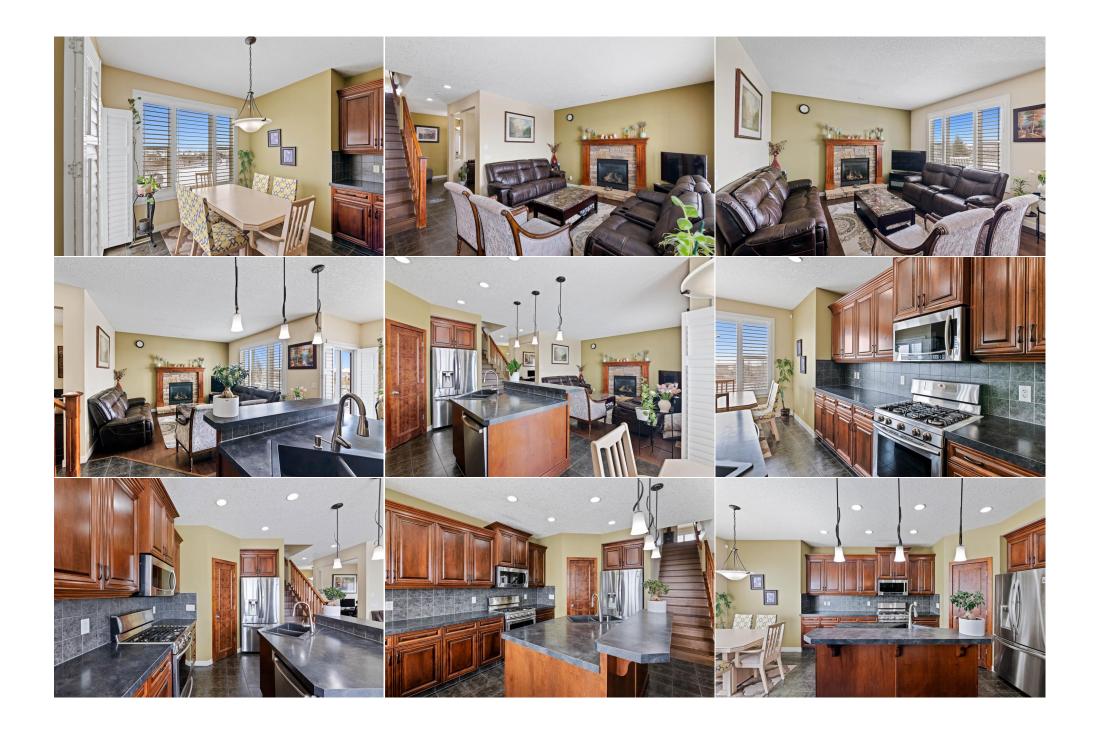
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

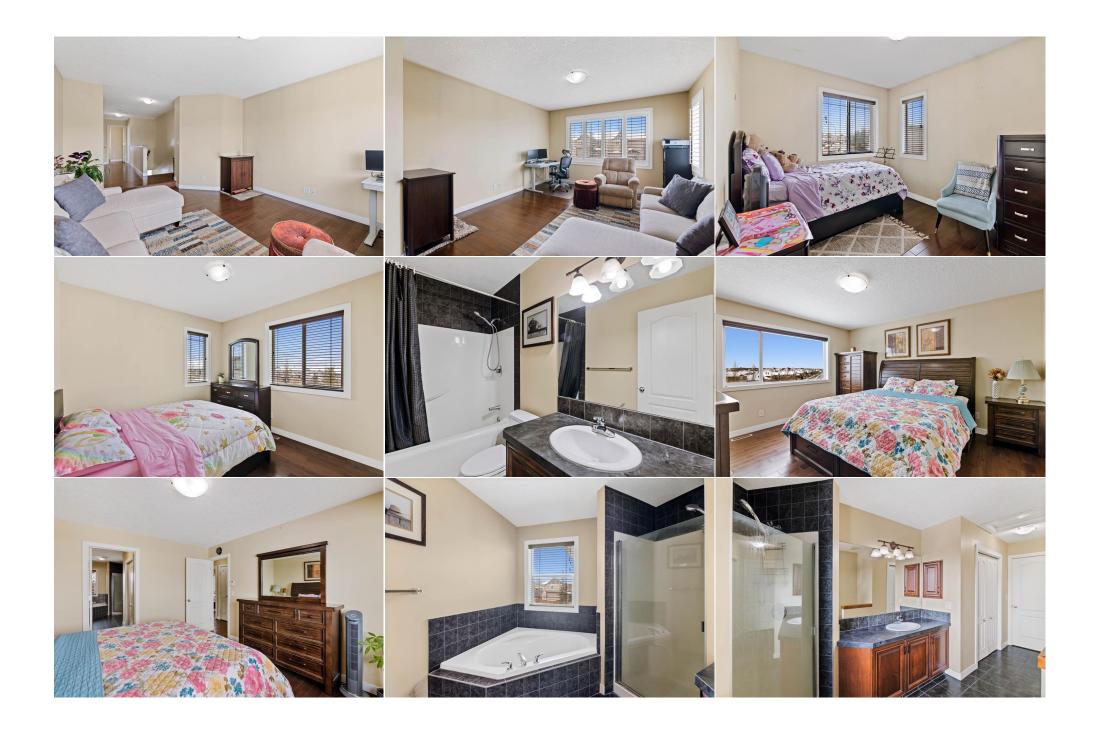


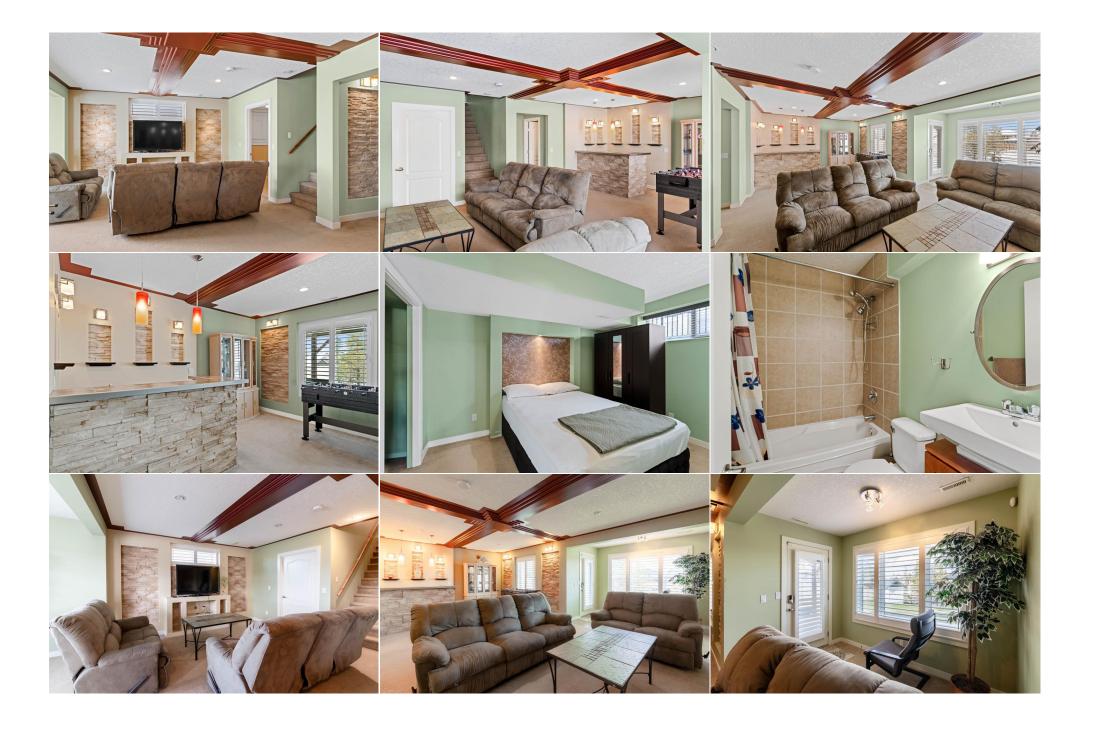




















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