



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 EVEROAK Circle, Calgary T2Y 0A2**

MLS®#: **A2186578**

Area: **Evergreen**

Listing Date: **01/10/25**

List Price: **\$829,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **647 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,895**  
Low Sqft:  
Ttl Sqft: **1,895**

DOM

**12**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

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	Room	Level	Dimensions
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"

<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 18`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`0" x 8`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 12`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>18`2" x 9`11"</b>	<b>Hall</b>	<b>Upper</b>	<b>18`7" x 7`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>34`4" x 24`8"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 7`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`2" x 12`5"</b>			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **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 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: **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**











