



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 EVERWOODS Close, Calgary T2Y4R6**

MLS® #: **A2187293**

Area: **Evergreen**

Listing Date: **01/14/25**

List Price: **\$759,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **3,896 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,197**  
Low Sqft:  
Ttl Sqft: **2,197**

DOM

**8**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 13`11"	Kitchen	Main	12`3" x 11`0"
Breakfast Nook	Main	11`4" x 9`5"	Dining Room	Main	11`1" x 10`6"
Bonus Room	Second	18`0" x 13`9"	Family Room	Lower	26`0" x 17`11"
Laundry	Main	9`1" x 6`2"	Foyer	Main	8`2" x 6`1"
Walk-In Closet	Second	6`4" x 5`8"	Walk-In Closet	Second	4`8" x 4`7"
Furnace/Utility Room	Lower	11`7" x 8`4"	Bedroom - Primary	Second	15`2" x 14`1"
Bedroom	Second	11`5" x 9`3"	Bedroom	Second	11`5" x 9`11"
5pc Ensuite bath	Second	11`4" x 9`10"	2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Second	7`11" x 4`11"	4pc Bathroom	Lower	7`11" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **0413986**

Remarks

Pub Rmks: **Welcome to this beautiful and well-maintained 2-storey walk-out home, offering over 3,000 square feet of developed living space—perfect for a growing family! This house features a fully finished basement with heated flooring, a large bedroom, a full bathroom, a spacious recreation room, ample storage, and plenty of natural light streaming through the large basement windows, making it feel like you're not in a basement at all. Situated in the highly sought-after community of Evergreen, this newly renovated home is a must-see! The main floor boasts a spacious and cozy living room with a fireplace surrounded by ceramic tile. The functional gourmet kitchen, complete with granite countertops and a large island, adjacent to a generous dining area and family room with a fireplace and laundry room. The north-facing backyard features a massive deck, BBQ gas line-perfect for BBQs and gatherings with family and friends. Recent upgrades include brand-new vinyl flooring throughout the main floor, freshly installed neutral-colored carpet in the basement and upper level, and a fresh coat of paint throughout the entire house. On the second floor, you'll find three bedrooms, including the huge master bedroom, upgraded with vaulted ceilings, a spa-like 5-piece ensuite, a large walk-in closet, dual vanities, a soaker tub, and a separate shower. The upper level also includes a bonus room and two additional large bedrooms with a shared full bathroom. Another features include an oversized, fully insulated double-attached garage, a north-facing backyard with fence. The covered front balcony adds extra charm to this home. Book your appointment now to view this stunning open-concept design in a quiet and beautiful neighborhood. Seeing is believing!**

Inclusions: **none**  
 Property Listed By: **CIR Realty**

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