



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 EVEROAK Close, Calgary T2Y0C3**

MLS®#: **A2190214**      Area: **Evergreen**      Listing Date: **01/25/25**      List Price: **\$755,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **386 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,299**  
 Low Sqft:  
 Ttl Sqft: **2,299**

DOM

**8**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Garden,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Garden**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 13`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 10`5"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`11" x 4`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 4`10"</b>	<b>Office</b>	<b>Main</b>	<b>10`4" x 9`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`0" x 14`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>18`0" x 14`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`11" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 10`10"</b>

**4pc Bathroom**

**Basement**

**8`3" x 4`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0614514**

Zoning:

**R-G**

Remarks

Pub Rmks:

**This updated two-storey home offers over 3,000 square feet of living space in a quiet cul-de-sac. The exterior features a new roof (2020), James Hardie siding (2023), new gutters (2023), and updated lighting (2023). Inside, the main floor has upgraded vinyl plank flooring, new baseboards (2023), elegant railings (2020), a redesigned fireplace with built-in cabinetry (2023), fresh paint (2024), a renovated bathroom (2023), and a custom office with solid wood cabinetry, French doors, and a custom wall (2024). The kitchen includes granite countertops, a large island, and a walk-through pantry. The great room features a fireplace, and the formal dining room can serve as a flex space. Upstairs, the master suite includes a 5-piece ensuite with a steam shower and walk-in closet. Three additional bedrooms, a bonus room, and a flexible space complete the upper level. The fully developed basement includes a recreation area, 4th bedroom, 4-piece bathroom, and ample storage. Please check it out 3D VIDEO TOUR. With its modern updates and spacious layout, this home is ideal for family living. this property is conveniently located close to three elementary schools, gas station and Fish Creek Park.**

Inclusions:

Property Listed By:

**Build in Shelves at the office and at Basement.**

**MaxWell Capital Realty**

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











