# 1 Everglade Place Calgary Alberta

## $1,099,500

Located in Evercreek Bluffs. This massive pie shaped corner cul-de-sac lot is just under 10,000 sq ft. This beautiful house just went through a total kitchen renovation with new kitchen cabinets, new black stainless steel appliances and a huge custom built Island with plenty of storage & wine racks at both ends. New roof shingles in 2021. Hardwood floors were recently added upstairs along with custom built ins and a fireplace in the bonus room. The LARGE backyard has a RV pad with electrical hook ups, a 2 year old Hot tub with a Cedar wood Gazebo, a BBQ station with a Gazebo and a 3rd Gazebo at the far end of the yard. The basement is fully finished with a bedroom, 4 pc. bathroom and a separate walk-up basement door to get to the backyard. The heated triple car garage has an entrance into the house and separate french doors to take you directly into the backyard. Quick access to Stoney Trail, Costco and there's plenty of shopping and restaurant's near by. This lot is zoned R-G = "Low Density Mixed Housing". (From the City of Calgary's website: *Rezoning for Housing* "In the developing areas where R-G is used, most redevelopment will be in the form of an addition, or perhaps a secondary or backyard suite." Disclosure "subject to the approval and permitting of the city") (id:6769)

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| Primary Bedroom 14.50 Ft x 13.33 Ft | 4pc Bathroom 8.33 Ft x 5.50 Ft |
| Bedroom 104.33 Ft x 11.00 Ft | Family room 15.33 Ft x 23.75 Ft |
| Bedroom 10.33 Ft x 10.92 Ft | 2pc Bathroom 6.92 Ft x 6.17 Ft |
| 4pc Bathroom 9.25 Ft x 10.00 Ft | Living room 14.75 Ft x 13.50 Ft |
| 4pc Bathroom 7.83 Ft x 5.92 Ft | Kitchen 13.92 Ft x 12.92 Ft |
| Office 10.67 Ft x 9.42 Ft | Dining room 12.25 Ft x 12.00 Ft |
| Bonus Room 15.00 Ft x 17.42 Ft | Laundry room 7.00 Ft x 7.50 Ft |
| Bedroom 13.92 Ft x 12.92 Ft | |

Listing Presented By:



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