



THE
A-TEAM

**RE/MAX
FIRST**

37 EVERWILLOW Park, Calgary T2Y 5C6

MLS®#: **A2118132**

Area: **Evergreen**

Listing Date: **03/29/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,574 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,829**
Low Sqft:
Ttl Sqft: **1,829**

DOM

51

Layout

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

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 11`7"
Dining Room	Main	13`0" x 9`6"
Laundry	Main	7`9" x 6`6"
4pc Ensuite bath	Upper	5`10" x 12`9"
Bedroom	Upper	8`11" x 9`1"
4pc Bathroom	Upper	4`11" x 8`4"
Family Room	Basement	17`3" x 14`8"

Room	Level	Dimensions
Kitchen	Main	12`8" x 9`6"
2pc Bathroom	Main	4`9" x 4`11"
Bedroom - Primary	Upper	13`10" x 11`5"
Walk-In Closet	Upper	5`0" x 7`0"
Bedroom	Upper	11`11" x 8`10"
Bonus Room	Upper	12`11" x 15`0"
Bedroom	Basement	10`7" x 9`11"

3pc Bathroom	Basement	8`0" x 4`10"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0414401	Zoning: R-1N	Remarks
Pub Rmks:	*** PRICE REDUCED BY 20K**** Check 3D Virtual Tour ***** Location, Location, Location!! Welcome to this spectacular South facing two-storey home located in the heart of Evergreen on a HUGE corner lot. As you step inside prepare to be captivated the meticulously maintained and upgraded property. This beautiful stucco house with new roof and fully finished basement totals to 2347 Square feet of living space. The main floor offers an open concept floor plan with abundance of natural light, hardwood flooring, a gas fireplace and fully renovated kitchen with stainless steel appliances, white cabinets, and quartz countertops. The upper floor features a large master bedroom with walk in closet and private renovated 4-piece ensuite, two other sizeable bedrooms an additional renovated 4-piece bathroom and spacious bonus room. The basement is fully developed with bedroom, huge living room, 3-piece bathroom and built in storage area. The house offers additional amenities such as central vacuum, central air-conditioning, built in speakers, water softener, an underground sprinkler system and gas line for barbecuing on the patio. The backyard is beautifully landscaped, covered partly by stone and features a firepit. The home is conveniently located near multiple bus stops, playgrounds, an elementary and junior high school, the train station, shopping amenities, the expansive Fish creek Park and has easy access to Stoney trail. Don't miss this opportunity and book your showing today!!		
Inclusions: Property Listed By:	None Real Estate Professionals Inc.		

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











