



THE
A-TEAM

**RE/MAX
FIRST**

90 EVERGREEN Common, Calgary T2Y 4N7

MLS® #: **A2119346**

Area: **Evergreen**

Listing Date: **04/10/24**

List Price: **\$979,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **5,080 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,247**
Low Sqft:
Ttl Sqft: **2,247**

DOM

39
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Natural Woodwork,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"
Dining Room	Main	11`0" x 15`0"
Laundry	Main	5`0" x 8`5"
4pc Bathroom	Upper	7`0" x 11`0"
Bedroom	Upper	10`11" x 13`4"
Bedroom - Primary	Upper	15`2" x 14`8"
3pc Bathroom	Basement	9`10" x 5`1"

Room	Level	Dimensions
Breakfast Nook	Main	10`11" x 9`1"
Kitchen	Main	15`6" x 13`7"
Living Room	Main	17`0" x 14`7"
5pc Ensuite bath	Upper	11`0" x 14`8"
Bedroom	Upper	11`1" x 14`8"
Walk-In Closet	Upper	5`6" x 8`7"
Bedroom	Basement	13`7" x 13`2"

Game Room	Basement	30`1" x 23`2"	Furnace/Utility Room	Basement	13`7" x 4`9"
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-1		Remarks		
Legal Desc:	0310336				
Pub Rmks:	** Check out 3D Virtual Tour** Introducing this stunning and unique Custom CALIFORNIA HOME in EVERGREEN ESTATES. This home exudes elegance and sophistication from the moment you arrive. Boasting exceptional curb appeal, and a TRIPLE GARAGE and AIR CONDITIONING, this home incorporates meticulous attention to detail and is a testament to quality craftsmanship. As you step through the gorgeous front door, you'll be greeted by an atmosphere of refined luxury. The elegant FORMAL DINING ROOM showcases a breathtaking ceiling design, setting the stage for memorable gatherings. Throughout the home, you'll find wide hallways, spacious doorways, and lofty ceilings on all three levels, creating an airy and expansive feel. Each of the generously sized bedrooms features its own walk-in closet with custom fittings, ensuring ample storage space and organizational efficiency. The PRIMARY suite is a true retreat, boasting a spa-like ensuite bathroom finished to the highest standard. The kitchen is a chef's dream, offering abundant cupboard and QUARTZ COUNTERS, UPGRADED STAINLESS APPLIANCES, along with a sizable pantry complete with a SECOND FRIDGE. The adjacent breakfast area is bathed in morning light, providing a cheerful ambiance to start your day. In the living room, style meets function with a cozy fireplace and exquisite built-in features, creating a warm and inviting space for relaxation and entertainment. Prepare to be amazed by the incredible basement, enjoy the SECOND FIREPLACE, WALK UP BAR designed for family enjoyment and hosting unforgettable gatherings. Outside, the private backyard is beautifully landscaped, offering a serene retreat from the hustle and bustle of everyday life. The deck provides the perfect setting to unwind with a glass of wine and enjoy the tranquility of your surroundings. Don't miss the opportunity to make this exceptional residence your own—a place where luxury, comfort, and timeless elegance converge to create the ultimate living experience. Schedule your viewing today and prepare to be captivated by the charm of this magnificent home.				
Inclusions:	N/A				
Property Listed By:	CIR Realty				

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













