



THE
A-TEAM

**RE/MAX
FIRST**

14333 EVERGREEN Street, Calgary T2Y 3B1

MLS®#: **A2119533**

Area: **Evergreen**

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

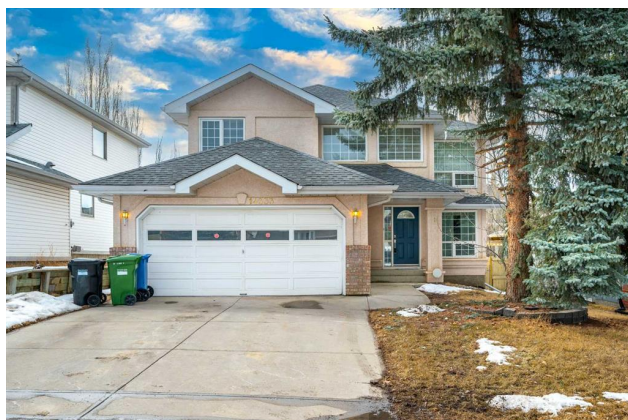
List Price: **\$790,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**
Lot Information
Lot Sz Ar: **5,339 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,984**
Low Sqft:
Ttl Sqft: **1,984**

DOM

45
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **390**

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Rectangular Lot,See Remarks

Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Garage Faces Front,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 5`4"
Foyer	Main	6`0" x 8`2"
Laundry	Main	7`7" x 7`5"
3pc Bathroom	Second	8`8" x 5`1"
Bedroom	Second	13`1" x 11`4"
Office	Second	12`5" x 11`8"
Walk-In Closet	Second	7`9" x 6`2"

Room	Level	Dimensions
Dining Room	Main	11`1" x 17`7"
Kitchen	Main	8`1" x 13`6"
Living Room	Main	14`1" x 21`1"
5pc Ensuite bath	Second	10`4" x 9`4"
Bedroom	Second	12`3" x 9`1"
Bedroom - Primary	Second	14`0" x 13`10"
3pc Bathroom	Basement	5`8" x 8`3"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

7`10" x 10`9"
26`0" x 17`1"
8`4" x 7`9"

Bedroom
Storage

Basement
Basement

7`10" x 11`0"
4`8" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110328

Zoning:
R-1

Remarks

Pub Rmks:

*****Welcome to Evergreen Estates; Evergreen is near any amenity you could possibly need including Shopping Centre Mall, Park, Golf and Country Club, Fish Creek Provincial Park. Evergreen is a easy access to major thoroughfares. This is a fully upgraded luxurious two-story home offering a beautiful main floor study that is a perfect work at home space. Spacious Main floor that boasts a gas fireplace, large oversized windows to focus on letting in all the natural light with plenty of space to entertain on your large deck, the kitchen is built to be used, featuring stunning blue gallery kitchen interior design. quartz counter tops and Island, with the good size pantry, stainless steel appliances. Easy access to the double-garage makes grocery unloading that much easier; full size 3 bedrooms and bonus/office Room on the second floor boasts with newly upgraded washrooms. The basement comes with two bedrooms and a huge rec room with a full washroom. Please make an appointment to view this gem now as it will not last long in this market!**

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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





