



THE
A-TEAM

**RE/MAX
FIRST**

196 EVERWILLOW Green, Calgary T2Y 4V9

MLS® #: **A2120538**

Area: **Evergreen**

Listing Date: **04/06/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,692**
Low Sqft:
Ttl Sqft: **1,692**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, Manufactured Floor Joist, Post & Beam, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 2pc Bathroom | Main | 4`9" x 5`0" |
| Kitchen | Main | 11`11" x 12`3" |
| 4pc Bathroom | Upper | 7`6" x 5`0" |
| Bedroom - Primary | Upper | 11`5" x 14`5" |
| Bedroom | Upper | 11`4" x 10`10" |
| Game Room | Basement | 23`11" x 15`5" |

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Dining Room | Main | 10`11" x 5`10" |
| Living Room | Main | 13`3" x 16`3" |
| 5pc Ensuite bath | Upper | 9`1" x 10`3" |
| Bedroom | Upper | 11`4" x 10`0" |
| Bonus Room | Upper | 13`0" x 15`6" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0410171

Remarks

Pub Rmks: **Welcome to 196 Everwillow Green SW, a beautifully upgraded 1,692 sq ft home nestled on a quiet street in the sought-after Evergreen neighbourhood. As you step inside, you'll be greeted by an inviting open concept layout with gleaming hardwood floors throughout the main level. The heart of the home is the chef-inspired kitchen, boasting new stainless steel appliances, elegant granite countertops, crisp white cabinets, a generous island, and a convenient corner walk-in pantry. It's the perfect space to cook and entertain! The kitchen flows seamlessly into the spacious dining room, featuring a sliding patio door that leads to the huge west-facing backyard - ideal for summer BBQs and outdoor enjoyment. Cozy up in the living room, complete with a stunning corner gas fireplace - perfect for those chilly nights. A powder room and laundry are also conveniently located on the main floor. Upstairs, the fabulous primary suite awaits, featuring a luxurious 5-piece ensuite with a soaker tub and a large walk-in closet. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. Bonus: a bright and airy bonus room flooded with natural light - great for a home office, playroom or den. The fully finished basement offers even more living space with a huge rec room, perfect for large gatherings, movie nights, and entertaining guests. Recent upgrades include granite countertops throughout, newer carpet, and fresh paint. Outside, you'll love the oversized west-facing backyard with a large deck and fully fenced yard - a private oasis for kids and pets to play. The home also features an attached double garage. The prime location can't be beat - within minutes you can conveniently reach Stoney Trail, the stunning Fish Creek Park, or a junior high school by car. Prefer to walk? Multiple parks, trails, and an elementary school are all less than a 5-minute stroll away. Despite the fantastic amenities, the community remains quiet and comfortable. Don't miss your chance to make this incredible home yours! Book your private showing today.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









