



THE
A-TEAM

**RE/MAX
FIRST**

186 EVERGLEN Crescent, Calgary T2Y 5E6

MLS®#: **A2122000**

Area: **Evergreen**

Listing Date: **04/11/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,758**
Low Sqft:
Ttl Sqft: **1,758**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **378**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`0" x 13`7"
Living Room	Main	12`9" x 13`11"
Bedroom	Upper	10`0" x 10`0"
Bonus Room	Upper	18`0" x 11`11"
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`2"
Bedroom - Primary	Upper	12`7" x 11`11"
Bedroom	Upper	10`0" x 9`11"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-1N	
Legal Desc:	0613282		
		Remarks	
Pub Rmks:	Open House Sun May19th from 2 to 4 .Evergreen residents are usually out enjoying the trails & parks this peaceful community offers. Within close proximity to Fish Creek Park & short drives to Kananskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. This Shane Home is loaded with upgrades, including gorgeous hardwood & 9' ceilings ,new carpet,new lights fixtures.The bonus room can be converted very easily into a 4th bedroom and has laminated flooring! The kitchen is a dream with granite counters, upgraded tile back splash, stainless steel appliances & walk through pantry/laundry room.Master ensuite was renovated w a vanity, giant soaker tub, separate shower & private toilet area.New roof shingles (2022),New Furnace &Water Tank(2019),New Fridge&Wsher&Dryer(2022) ,New Lower Deck (2023).The basement will be very easy to rent out and in same time to have the privacy need and bringing an extra income.The yard has a large deck with gas bbq line. Wave your kids off to school from your driveway beacuse school is just few steps away.Easy acces to Stoney Tr and short drive to Costco.		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

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







