



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 EVERGLEN Way, Calgary T2Y 5G3**

MLS® #: **A2122966**

Area: **Evergreen**

Listing Date: **04/14/24**

List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,902 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,113**

Low Sqft:

Ttl Sqft: **2,113**

DOM

**35**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Garden,Low Maintenance Landscape,No Neighbours Behind  
Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Other**

Construction:  
**Concrete,Vinyl Siding,Wood Frame**  
Flooring:  
**Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	6`4" x 6`10"
Entrance	Main	13`3" x 9`6"
Living Room	Main	14`4" x 14`1"
Kitchen	Main	11`2" x 9`1"
Bedroom	Second	14`9" x 11`6"
Bedroom	Second	9`7" x 10`8"
Walk-In Closet	Second	6`0" x 7`0"

Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 7`8"
Den	Main	9`5" x 17`9"
Dining Room	Main	8`8" x 8`11"
Addition	Main	12`6" x 24`0"
3pc Bathroom	Second	10`9" x 7`1"
Bedroom	Second	10`2" x 10`9"
Bedroom - Primary	Second	13`8" x 11`11"

4pc Ensuite bath	Second	10`9" x 38`10"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-1N</b>	
Legal Desc:	0512452		Remarks
Pub Rmks:	3D Tour is available! Welcome to this recently renovated home with modern upgrades and convenient amenities! Upon entering, you'll be greeted by ample natural light and freshly painted walls, complemented by new vinyl floors throughout. The kitchen boasts elegant quartz countertops upgraded last year, while the double garage offers convenience with its new rail and opener. Outside, the garden features low-maintenance tiles and open views, perfect for relaxation. Inside, the secondary bathroom showcases a new shower, with new faucets added in the kitchen and bathrooms throughout the house. Additional features include a replaced window frame in the primary bedroom, a new roof installed for peace of mind, and the recent addition of new blinds and air conditioning for added comfort. The furnace received a motor replacement last year, and the home is equipped with a whole-home humidifier. The basement, with three windows, presents an opportunity for customization, complete with laundry facilities and built-in rough-ins. Don't miss out on this inviting home - schedule a viewing today!		
Inclusions:	N/A		
Property Listed By:	Kirin Realty & Management Inc.		

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









