



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 EVERHOLLOW Rise, Calgary T2Y 5H2**

MLS®#: **A2126003**

Area: **Evergreen**

Listing Date: **04/26/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,111 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,850**  
Low Sqft:  
Ttl Sqft: **1,850**

DOM

**23**

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 Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`6"
Bonus Room	Second	16`11" x 12`11"
Laundry	Main	7`6" x 6`1"
Bedroom	Upper	10`11" x 8`11"
2pc Bathroom	Main	7`6" x 2`11"
4pc Ensuite bath	Upper	11`11" x 7`10"

Room	Level	Dimensions
Living Room	Main	14`11" x 12`11"
Kitchen	Main	12`6" x 11`6"
Bedroom - Primary	Upper	13`4" x 11`7"
Bedroom	Upper	9`11" x 8`11"
4pc Bathroom	Upper	7`11" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0513738**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Excellent family home on a quiet street in desirable area of Evergreen! Close to Fish Creek Park, within short distance to two schools, shopping, coffee and liquor shops. Also very conveniently located to Ring Road, within 5 min drive to Costco and so much more! One of the very practical floorplans designs offered by Jayman in Evergreen! Upon entry is a 2-storey opening with windows that allow in lots of light. Spacious foyer leads to the family area with big family room with fireplace, open concept kitchen/dining room. Kitchen has granite countertops and plenty of space for entertaining, Dining room has a sliding door to a SOUTH backyard, big deck and quiet setting. Stairs that accent the opening to below, take you to the second floor that offers 3 great size bedrooms, 2 full bathrooms and a Bonus room with high ceiling. Master ensuite has a corner soaker tub and walk-in closet. Basement is unfinished and is ready for your individual touch to make it a TV room, pool room or play room for children. Many upgrades here, including NEW shingles (last year), NEW Garage door, NEW Tankless Hot water on demand, some NEW light fixtures and more. Come check it out!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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

















