



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 EVERWILLOW Boulevard, Calgary T2Y 4K5**

MLS®#: **A2133539**

Area: **Evergreen**

Listing Date: **05/23/24**

List Price: **\$699,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,675**  
Low Sqft:  
Ttl Sqft: **1,675**

DOM

**33**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Rectangular Lot,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Water Purifier,Water Softener,Window Coverings**  
Int Feat: **Breakfast Bar,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 14`4"
Dining Room	Main	8`11" x 11`1"
2pc Bathroom	Main	4`6" x 4`10"
Bedroom - Primary	Upper	14`4" x 11`0"
Walk-In Closet	Upper	4`4" x 7`1"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bonus Room	Upper	12`11" x 15`6"

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`8" x 16`0"
Entrance	Main	9`10" x 8`5"
Laundry	Main	5`11" x 8`5"
3pc Bathroom	Upper	10`3" x 7`1"
Bedroom	Upper	10`10" x 8`11"
Bedroom	Upper	11`4" x 10`0"
Bedroom	Basement	11`11" x 16`1"

Walk-In Closet  
3pc Bathroom

Basement  
Basement

3`0" x 6`7"  
8`1" x 5`10"

Family Room

Basement

11`7" x 15`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0211240**

Zoning:  
**R-1**

Remarks

Pub Rmks: **\*\*Beautiful, North Facing, 4 Br/3.5 Bath, fully finished home on a Corner lot in an Ideal Location\*\* Welcome to your dream home! This beautiful detached home offers the perfect blend of comfort, privacy, and style. Situated on a generous lot in a desirable neighborhood, this home is a true gem. Key features include: Private Yard: Enjoy your own outdoor oasis with a spacious yard perfect for gardening, entertaining, or relaxing (ideal South Backyard). Ample Living Space: With 4 bedrooms and 3.5 bathrooms, there's plenty of room for your family to grow and thrive. Modern Amenities: The home boasts a modern kitchen with stainless steel appliances, a cozy living room with a fireplace, and a large primary suite with an en-suite bathroom. Prime Location: The Home is located conveniently close to all amenities, Bus Stops, Schools, Playgrounds, Fish creek Park, Shopping/Dining Cardel Center, Shawnessy C-Train Station, access to the new Ring Road (Stoney Trail), etc. Recent Upgrades: Roof was replaced in 2022, Brand new kitchen appliances (Range and Fridge - 2023), Culligan Water Softener and water filter added 2023, Radon mitigation device installed 2023, Brand new window coverings/Blinds (2024). Don't miss out on this rare opportunity to own a detached home that combines elegance, functionality, and a prime location. Schedule your private showing today and take the first step towards making this house your forever home!**

Inclusions:  
Property Listed By: **DreamHouse Realty Ltd.**

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

















