



THE
A-TEAM

**RE/MAX
FIRST**

61 EVERWILLOW Boulevard, Calgary T2Y4G4

MLS®#: **A2133772**

Area: **Evergreen**

Listing Date: **05/22/24**

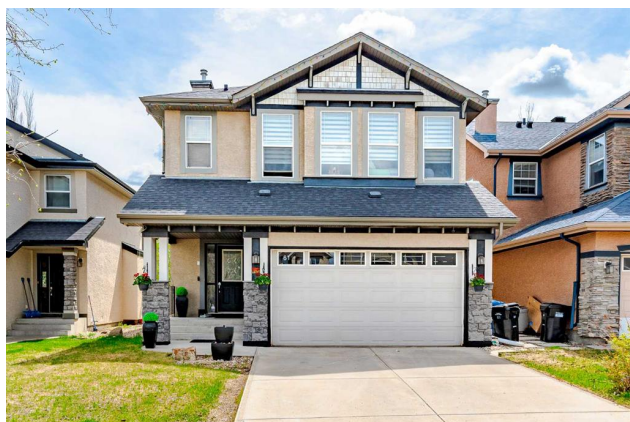
List Price: **\$719,900**

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: **4,079 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,654**
Low Sqft:
Ttl Sqft: **1,654**

DOM

34
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,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 11`11"	Kitchen	Main	10`11" x 10`0"
Dining Room	Main	11`11" x 9`10"	2pc Bathroom	Main	6`2" x 5`10"
Bedroom - Primary	Second	16`4" x 11`2"	Bedroom	Second	11`11" x 9`3"
Bedroom	Second	9`11" x 9`11"	4pc Bathroom	Second	8`1" x 4`11"
5pc Ensuite bath	Second	9`3" x 9`0"	Bonus Room	Second	12`11" x 11`8"
Bedroom	Lower	9`5" x 6`10"	3pc Bathroom	Lower	8`7" x 4`10"
Family Room	Lower	13`10" x 10`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0210804

Remarks

Pub Rmks: **Nestled in the highly-desired Evergreen neighborhood which offers some of the best schools in Calgary! This stunning 4-bedroom, 4-bathroom home, crafted by Jayman, embodies the perfect fusion of comfort and sophistication. Almost 2,200 square feet of total living space! Boasting recent upgrades, including; Kitchen: Recently renovated with sleek, modern finishes and top-of-the-line appliances. Roof: Replaced in 2018 as well as Dryer in Laundry room. Bathrooms: Newly upgraded in 2023, featuring contemporary touches. Basement: Fully finished, expanding your living space and enhancing versatility. Interior Charms include: Expansive sunlit living areas throughout. Open-concept kitchen showcasing new appliances and chic design elements. Serene and spacious bedrooms offering ample closet space for your organizational needs. Finished lower level, ideal for a home office, gym, or entertainment area. Notably, this residence offers a unique feature: The lower level is currently hosting short-term Airbnb rentals, benefiting from its separate entrance from the main space. Exterior Features: Well maintained, south-facing yard bathed in sunlight, creating an idyllic setting for outdoor gatherings and attached double garage providing convenience and additional storage. Nestled within the family-friendly Evergreen enclave, this home promises easy access to parks, schools, shopping, and dining. Enjoy the tranquility of suburban living, with Fish Creek Park just a 5-minute stroll away and the C-train station is a mere 4-minute drive. Revel in the best of both worlds—suburban serenity and urban convenience where Calgary's amenities are within easy reach.**

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

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





