



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 EVERHOLLOW Green, Calgary T2Y 0K2**

MLS®#: **A2141323**

Area: **Evergreen**

Listing Date: **06/13/24**

List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **+\$30k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,165**  
Low Sqft:  
Ttl Sqft: **2,165**

DOM

**17**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 16`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 12`9"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>8`7" x 16`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>11`6" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 17`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`10" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`6" x 17`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0811084**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to the beautiful home with the original owner located in the wonderful community of Evergreen is an absolute gem. Back to walk path leads to the public playground within steps away. Walkout basement was professional finished in 2015 with City's permits. South facing backyard allows plenty of sunshine pour into! The house offers everything you need! The main floor with 9" ceiling has your home office, efficient kitchen, living & dining room, 4 piece bathroom and the deck where you can enjoying your Barbecue...The upper floor features a large primary bedroom with 4 piece ensuite, an additional 4 piece bathroom and three bedrooms. The walkout basement has the 5th bedroom, hobby room, wet bar and 4 piece bathroom. No Animal, No smoking home. New Roofer in 2022, Oversized garage provide additional storage places. The home is close to Fish Creek Park, within short distance to schools, shopping, Also easy to access to Ring Road, within minutes drive to Costco and so much more! The office furniture can stay for free.**

Inclusions: **Office furniture**  
Property Listed By: **Homecare Realty Ltd.**

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



















