



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 EVERGLEN Crescent, Calgary T2Y 0G5**

MLS®#: **A2142452**

Area: **Evergreen**

Listing Date: **06/20/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 02-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,896 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,361**

Low Sqft:

Ttl Sqft: **2,361**

DOM

**12**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Open Floorplan,Pantry,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`6" x 6`0"
Dining Room	Main	12`5" x 11`5"
Office	Main	11`8" x 9`2"
2pc Bathroom	Main	5`1" x 4`11"
Laundry	Upper	8`7" x 5`9"
5pc Ensuite bath	Upper	13`11" x 11`5"
4pc Bathroom	Upper	11`8" x 5`6"

Room	Level	Dimensions
Kitchen	Main	12`5" x 11`3"
Living Room	Main	14`8" x 14`0"
Mud Room	Main	8`5" x 3`8"
Bonus Room	Upper	20`11" x 11`11"
Bedroom - Primary	Upper	14`3" x 12`11"
Bedroom	Upper	11`3" x 10`0"
Bedroom	Upper	11`3" x 10`0"

**Bedroom**  
**4pc Bathroom**  
**Living Room**

**Basement**  
**Basement**  
**Basement**

**14`1" x 11`11"**  
**10`11" x 4`11"**  
**14`4" x 13`5"**

**Bedroom**  
**Kitchen**  
**Storage**

**Basement**  
**Basement**  
**Basement**

**11`0" x 8`11"**  
**10`3" x 6`8"**  
**12`1" x 11`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0613282**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Currently one of the only homes in Evergreen with an illegal SUITE for your guests or teenagers! With a total of 5 bedrooms, and over 3,200 sqft of total living space - this property really has it all. Hardwood floors throughout most of the main level and a warm color palette. The kitchen, dining and living rooms are open, creating a great space for entertaining. Granite counters with a breakfast bar and corner pantry, open dining area and cozy living room with a gas fireplace. A den (would also make a great office or playroom) and 2 piece powder room complete the main level. Upstairs you will find 3 good sized bedrooms, including the primary with 5 piece ensuite! The other 2 bedrooms share a jack & jill bath and the laundry room with a sink is conveniently located on this level as well! We can't forget the spacious bonus room with a wet bar and vaulted ceilings for yet another great entertaining space - also ideal for family movie night! The basement is fully finished with two more bedrooms and another 4 piece bathroom and the illegal suite!! The West facing backyard is fully fenced with a large deck, very private and there are no neighbors behind! This home is steps from schools, parks, shopping, public transit, minutes to Fish Creek Park and has fantastic access to Stoney Trail and Fish Creek Blvd. Come check this one out today!**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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











