



THE A-TEAM

RE/MAX FIRST

141 EVERGREEN Way, Calgary T2Y 3K8

MLS #: A2144258 Area: Evergreen Listing: 06/26/24 List Price: \$1,198,000
Status: Active County: Calgary Change: -\$102k, 14-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2013
Lot Information
Lot Sz Ar: 4,983 sqft
Lot Shape:

DOM

148
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, City Lot, Gazebo, Front Yard, Low Maintenance Landscape, Reverse Pie Shaped Lot, Landscaped, Level, Street Lighting, Underground Sprinklers
Park Feat: Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, On Street, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler, In Floor, Forced Air
Sewer:
Ext Feat: Other
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, Office, 5pc Ensuite bath, Bedroom, Dining Room, Kitchen, Mud Room, 3pc Bathroom, Bedroom, Bedroom with their respective levels and dimensions.

Laundry
Bedroom
3pc Ensuite bath

Upper
Basement
Basement

5`3" x 8`2"
13`10" x 13`9"
9`8" x 8`9"

Bedroom - Primary
Game Room

Upper
Basement

11`0" x 17`5"
31`0" x 19`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712109

Zoning:
R-1

Remarks

Pub Rmks:

Discover this stylish 3,600 sq. ft. two-storey walkout home in the desirable Evergreen community, edging the breathtaking Fish Creek Provincial Park, one of the largest urban parks in North America. Upon entry, you are welcomed by soaring 10-foot ceilings and exquisite 6-foot hardwood flooring, complemented by high-end finishes and trendy color palettes. The main floor boasts an open concept design, featuring a massive living area with a floor-to-ceiling tiled fireplace. The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, Montalco Euro cabinets, and a large island. The expansive windows flood the space with natural light and offer stunning downtown views. French doors open into a versatile office or dining area. Upstairs, you'll find a spacious bonus room, a 4-piece bathroom, a convenient laundry room, and four generously sized bedrooms. The primary suite is a true retreat, complete with a lavish 5-piece ensuite featuring a separate tub and shower, and a grand walk-in closet. The fully finished lower level is designed for comfort and entertainment, with hydronic floor heating, large bright windows, and an enormous family room with a wet bar. It also includes a fifth bedroom and a luxurious 3-piece bathroom. This level walks out to a fully fenced backyard, which is finished with low-maintenance landscaping, making it perfect for relaxing and outdoor activities. Enjoy the outdoors with ease as the home features a deck off the main level and a patio with a pergola, ideal for entertaining guests and family gatherings. Additional highlights include a high-velocity furnace and a high-efficiency Lochinvar condensing boiler system. This home is a must-see for those seeking luxury and space in a prime location. Call today, to book your private showing!

Inclusions:
Property Listed By:

**Backyard Gazebo, boiler system
Tink**

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







