



THE
A-TEAM

**RE/MAX
FIRST**

133 EVERGREEN Plaza, Calgary T2Y 5B2

MLS®#: **A2152491** Area: **Evergreen** Listing Date: **07/25/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,274**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,070 sqft** Ttl Sqft: **2,274**
 Lot Shape:

DOM

53
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,Corner Lot,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Lighting,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 13`6"
Den	Main	10`5" x 10`11"
Bedroom	Upper	10`8" x 12`6"
Bonus Room	Upper	19`0" x 18`8"
Bedroom	Basement	14`0" x 9`9"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`0"
Kitchen With Eating Area	Main	15`10" x 13`6"
Bedroom	Upper	8`10" x 13`3"
Bedroom	Basement	12`10" x 13`8"
Kitchen With Eating Area	Basement	7`4" x 14`6"
4pc Bathroom	Upper	
4pc Bathroom	Basement	

Bedroom - Primary

Upper

17`5" x 11`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0510103

Zoning:

R-1

Remarks

Pub Rmks:

OPEN HOUSE AUG 17th FROM 2 TO 4 AND AUG 18th FROM 1 TO 3. Great home in beautiful community of Evergreen Estates. This House is located in a quiet cul de sac on a corner lot with a lot of parking space for your guests..Illegal suited basement with separate side entrance and south back yard fenced and with mature trees, irrigation, deck, shed, & concrete sidewalk. Main floor welcomes you with a bright open plan ,large front office/flex room which can be used as den or formal dining room. Large kitchen has stainless steel appliances,large centre island/ breakfast bar, maple cabinetry,wine cabinet and under counter lighting,corner pantry. Sunny and Bright Family room with a tiled surround fireplace & has built-in upgraded maple cabinetry, laundry room and half bath complete the main level. The upper floor comes with tremendous, huge bonus/media room up, with sloped character ceilings, 2 built in desks/computer stations, window seat & surround sound. 3 large bedrooms, 4pc bath. Master bedroom is very spacious and has a gorgeous 5pc en suite that offers soaker tub, separate shower,dual sink and walk in closet. Fully developed basement could generate an extra income and has a separate entrance and 2 bedrooms, storage room, 4pc bathroom with second kitchen area . This home has A/C, irrigation system, central vacuum,built-in speakers thru the house, hardwood & ceramic tile floors.Walking distance to schools bus stops, c-train, all amenities, Costco & Fish Creek Park.New roof,,New furnace (2021)

Inclusions:

Property Listed By:

shed

RE/MAX House of Real Estate

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











