



THE
A-TEAM

**RE/MAX
FIRST**

103 EVEROAK Green, Calgary T2Y 0J6

MLS®#: **A2155705** Area: **Evergreen** Listing Date: **08/07/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,066**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,864 sqft** Ttl Sqft: **2,066**
 Lot Shape:

DOM

42
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**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden, Outdoor Grill** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Bar, Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11' 2" x 10' 7"	Living Room	Main	13' 5" x 16' 10"
Kitchen	Main	11' 2" x 12' 7"	Office	Main	10' 2" x 11' 11"
Laundry	Main	6' 6" x 9' 6"	2pc Bathroom	Main	5' 6" x 4' 11"
Bedroom - Primary	Upper	13' 1" x 13' 5"	Bedroom	Upper	9' 10" x 12' 1"
Bedroom	Upper	11' 2" x 11' 10"	Family Room	Upper	17' 9" x 14' 5"
3pc Bathroom	Upper	9' 10" x 4' 7"	5pc Ensuite bath	Upper	10' 7" x 8' 10"
3pc Bathroom	Basement	9' 2" x 4' 8"	Bedroom	Basement	14' 2" x 13' 11"
Family Room	Basement	23' 10" x 17' 3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0715103

Zoning:
R1N

Remarks

Pub Rmks: **Welcome to this beautiful and fully upgraded 2900 sqft Home. This family home is nestled in the Evergreen community, within walking distance of Fish Creek Provincial Park, schools, shopping and easy access to Stoney Trail. This beautifully maintained property boasts an open-concept layout, perfect for entertaining. The spacious living room is filled with natural light and seamlessly flows into the dining area and modern kitchen, with stainless steel appliances, granite countertops and ample storage. The home features a large main-floor office. Upstairs the master bedroom has a large walk-in closet and a 5pc ensuite. Two extra large bedrooms and a full bathroom. The bonus room has vaulted ceilings and lots of natural light. The fully finished walkout basement boasts a large bedroom and full bathroom, a large family room for entertainment and access to the backyard. Enjoy the upgraded oversized cover deck. Call for your private showing.**

Inclusions: **NA**
Property Listed By: **KIC Realty**

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