



THE A-TEAM

RE/MAX FIRST

117 EVERGREEN Way, Calgary t2y 3k8

MLS®#: A2159414 Area: Evergreen Listing: 09/12/24 List Price: \$879,900
Status: Active County: Calgary Change: -\$20k, 28-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1997
Lot Information
Lot Sz Ar: 5,069 sqft
Lot Shape:
Access:
Lot Feat: Front Yard, Landscaped, Many Trees, Rectangular Lot
Park Feat: Double Garage Attached

DOM

58
Layout
Beds: 4 (3 1)
Baths: 3.0 (2 2)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Roof: Wood
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line, Lighting, Private Entrance, Private Yard

Construction: Stucco, Wood Frame
Flooring: Ceramic Tile, Concrete, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Int Feat: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Great Room, Living Room, etc. with their levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**9712109**

Remarks

Pub Rmks:

**Welcome to Evergreen Estates, where luxury living meets tranquility. Nestled in this prestigious neighbourhood, a gem awaits you: A meticulously maintained house that exudes elegance and comfort at every turn. As you step through the front door, you're immediately greeted by the grand foyer with soaring ceilings and a bright open layout. The spacious chef's kitchen features granite counter tops, sleek built in oven & gas cook top with an abundance of storage. It opens to a bright breakfast nook and a cozy living room, complete with gas fireplace & custom built-ins. A formal dining room for special occasions, a powder room and a dedicated laundry room round off the first floor. The upper level boasts large primary bedroom with massive WIC, spa like 5 pcs ensuite & a NG fireplace. Good size 2nd & 3rd bedrooms, perfect for the kids with a 4 pcs bathroom nestled right between them. Finishing off the upper level is an outstanding bonus room with vaulted ceilings & oversized windows. A fully developed walk out basement offers tons of additional living area with a 4th bedroom, gym area w/ rubber floors with full-length mirrors, bathroom, massive lower-level family room perfect for watching movies & hanging out with friends and family. This property has multiple outdoor living spaces where you can enjoy the mature landscape and 4 seasons. Don't forget the many upgrades this home offers including stunning wide plank hardwood floors, oversized garage with built-in storage, awesome curb appeal and central A/C. A fresh coat of professionally done paint is an added bonus. All of the area schools can be easily accessed by the extensive community pathway system. Evergreen boasts numerous parks and playgrounds all close by. Stunning Fish Creek Provincial Park is only a few minutes' walk away! Your family can enjoy years of exploring the many paved and natural pathways that weave through this stunning natural parkland. Extensive shopping, medical facilities and amenities are just a few minutes' drive from home. Come and enjoy the wonderful lifestyle of living in Evergreen Estates.**

Inclusions:  
Property Listed By:

**All audio & visual components in bonus room & cabinets in garage  
RE/MAX Landan Real Estate**

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





















