



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 EVERWOODS Park, Calgary T2Y 0G2**

MLS®#: **A2160721**

Area: **Evergreen**

Listing Date: **08/30/24**

List Price: **\$719,777**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,956**  
Low Sqft:  
Ttl Sqft: **1,956**

DOM

**19**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Interior Lot, Landscaped, Street Lighting, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**  
Int Feat: **Granite Counters, Open Floorplan, Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 18`5"
Kitchen	Main	13`10" x 13`5"
Bedroom - Primary	Upper	12`10" x 15`10"
Bedroom	Upper	12`0" x 10`5"
Living Room	Basement	14`3" x 31`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`11"
Foyer	Main	8`9" x 7`6"
Bedroom	Upper	10`9" x 10`0"
Bonus Room	Upper	19`2" x 12`2"
Bedroom	Basement	9`5" x 13`11"
4pc Ensuite bath	Upper	
3pc Bathroom	Basement	

Title:  
**Fee Simple**  
 Legal Desc:

**0711438**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**\*\*\* NEW PRICE \*\*\* Luxury & Elegance Embrace in this Exquisite 2 storey House with an Exalted Curb Appeal & an Eye-Catching Front Elevation. Greet your guests in the impressive 2 Storey foyer & entertain them in the large principal rooms. Stylish finishing compliments the exciting functional design of this stunning house. Living in the highly sought-after Evergreen neighbourhood offers a lifestyle your family will cherish for years to come, thanks to its numerous attractions and inviting environment. As you enter, the foyer, with its impressive 17-foot-high ceilings and an elegant staircase, immediately set a grand tone for the rest of the home. The main floor is thoughtfully designed, featuring a great room, a kitchen, and a cozy nook, while the mudroom and laundry area add practical convenience. The great room is enhanced by a warm gas fireplace and large windows that fill the space with natural light. The kitchen is the heart of the home, showcasing detailed cabinetry, stainless steel appliances, granite countertops, & a corner pantry. Besides the open to above foyer the main floor has 9-foot ceilings, which add to the home's sense of openness and comfort. Above the garage, you'll find a bonus room, ideal for family gatherings and relaxation. The upper floor offers three spacious bedrooms, including a generously sized primary bedroom with its own ensuite bathroom and walk-in closet. The basement is equally impressive, featuring a bedroom with a 3-piece washroom and a huge Recreation room. The home's design beautifully balances comfort and style, creating a welcoming atmosphere. With easy access to major roadways including Stoney Trail and close proximity to all other amenities like Schools, shopping, bus stops, and playgrounds, this meticulously designed home is sure to exceed all your expectations. Your dream home is just one viewing away !**

Inclusions:  
 Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

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



















