



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 EVERGREEN Close, Calgary T2Y 2X8**

MLS®#: **A2160944**      Area: **Evergreen**      Listing Date: **09/13/24**      List Price: **\$824,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **6,200 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,969**  
 Low Sqft:  
 Ttl Sqft: **1,969**

DOM

**69**  
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,Cul-De-Sac,Front Yard,Lawn,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Fireplace(s),Wall Furnace**  
 Sewer:  
 Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	9`6" x 10`6"
Living Room	Main	10`8" x 12`9"
Office	Main	7`11" x 11`3"
Laundry	Main	5`1" x 5`1"
Bedroom	Upper	9`3" x 12`11"
Game Room	Lower	12`6" x 22`7"

Room	Level	Dimensions
Dining Room	Main	7`0" x 12`0"
Family Room	Main	12`11" x 16`11"
Mud Room	Main	3`10" x 7`3"
Bedroom - Primary	Upper	12`6" x 14`1"
Bedroom	Upper	9`4" x 11`9"
Bedroom	Lower	9`4" x 10`9"

Bedroom  
Laundry  
4pc Bathroom  
4pc Bathroom

Lower  
Lower  
Upper  
Basement

9`8" x 10`1"  
7`1" x 9`1"  
4`11" x 8`5"  
4`11" x 7`9"

Storage  
2pc Bathroom  
5pc Ensuite bath  
Kitchen

Lower  
Main  
Upper  
Main

11`1" x 13`3"  
5`1" x 5`3"  
9`6" x 10`9"  
10`0" x 12`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

9311413

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this charming family-friendly home, ideally nestled in a peaceful cul-de-sac, providing both tranquility and easy access to a nearby playground and lush green space. As you step inside, you'll be greeted by gleaming hardwood floors and freshly painted walls that create a warm and inviting atmosphere. The kitchen is a chef's dream, featuring modern stainless steel appliances, elegant granite countertops, a spacious island, and a convenient corner pantry. The dining nook, bathed in natural light from surrounding windows, is the perfect spot for family meals, while the cozy living room, accented by a gas fireplace and custom built-ins, offers a comfortable space to relax. For those who love to entertain, the front great room and formal dining room provide the ideal setting for gatherings and special occasions. The main floor also includes a dedicated office with a built-in desk, perfect for remote work or study. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space, and a well-appointed 4-piece bathroom. The master suite is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite. The fully finished basement expands your living space with two additional bedrooms, another 4-piece bathroom, and a welcoming family room complete with a wet bar and a cozy gas fireplace. This space is perfect for hosting guests or enjoying movie nights. Storage is abundant in this home, with a spacious basement storage area equipped with shelving units, ideal for keeping extra food supplies, seasonal items, and boxes neatly organized. The garage is a handyman's paradise, boasting a wall-to-wall shelving unit, hooks for non-household items, and a workbench ready for all your DIY projects. The beautifully landscaped backyard is an oasis of calm, featuring mature trees, fruit trees, a large patio, and a deck, perfect for outdoor entertaining or simply enjoying the serenity of your surroundings. This home is not only aesthetically pleasing with its stucco exterior and durable clay tile roof, but it's also conveniently located within walking distance to the stunning Fish Creek Park, the second-largest urban park in Canada. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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









