



THE
A-TEAM

**RE/MAX
FIRST**

159 EVERGREEN Circle, Calgary T2Y 0B9

MLS®#: **A2162336** Area: **Evergreen** Listing Date: **09/03/24** List Price: **\$1,145,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **5,037 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Level,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated**

DOM

15
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Skylight(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 6`6"	Kitchen	Main	11`5" x 13`2"
Dining Room	Main	10`5" x 10`11"	Living Room	Main	13`3" x 15`1"
Office	Main	10`11" x 11`5"	Laundry	Main	6`5" x 10`9"
Bedroom - Primary	Main	14`0" x 18`0"	Bedroom	Upper	11`1" x 16`9"
Bonus Room	Upper	11`9" x 18`0"	Bedroom	Basement	10`5" x 12`11"
Bedroom	Basement	11`0" x 13`0"	Family Room	Basement	15`8" x 25`8"
Game Room	Basement	10`7" x 22`9"	Other	Basement	13`3" x 14`5"

Storage
5pc Ensuite bath
4pc Bathroom

Basement
Main
Basement

10`6" x 13`6"
10`7" x 12`3"
5`3" x 10`6"

2pc Bathroom
4pc Bathroom

Main
Upper

5`4" x 6`5"
4`11" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0611296

Remarks

Pub Rmks:

This immaculate, fully finished, walkout bungalow with an upper-level lofted area is backing onto a green belt leading to Fish Creek Park. This home is packed with features such as 18 ft vaulted ceilings, sky lights, refinished hardwood floors, an open floor plan with huge windows offering stunning views, peaceful privacy, a heated garage, two air conditioners, two furnaces, a dream kitchen with beautiful Viking stainless appliances, a wine fridge, lots of natural light, a large island with granite countertops, a double sided fireplace (facing the living room and the primary suite), and a huge balcony. The main floor primary suite has a spa-like ensuite featuring double sinks, a large walk-in shower, and a spacious soaker tub. Be sure to appreciate the walk-in closet with nice built-ins. The upper level offers a bonus room that overlooks the main floor great room, a four-piece bathroom and a humongous bedroom. The lower, walkout level welcomes you with an entertainment/recreation room, a roughed-in wet bar area, two decent size bedrooms, a home theater room that could also be considered a fifth bedroom, and a full bathroom with in-floor heating. This home could easily accommodate a lower-level suite for family or as a rental (recommend City of Calgary Approval) and being a walkout, it would be a wonderful place to call home. There are four bedrooms plus an office and a theatre room. If you need five bedrooms, come by, and check it out, it will work. Outside, the property is equipped with an irrigation system covering the front yard grass and the garden, a minimum maintenance stone patio beautifully landscaped and a setup for a hot tub at the back yard. The property is the second home from a large greenspace with a playground and lots of room to run and play. This uniquely designed home is in the very desirable community of Evergreen Estates, an excellent location within walking distance of schools and public transportation, and it is also just a short walk from the renowned Fish Creek Park. Book a private viewing of this stunning home at your convenience. If a buyer wants to purchase some furniture along with the house, we are open to negotiation.

Inclusions:
Property Listed By:

Wine Fridge
CIR Realty

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











