



THE A-TEAM

RE/MAX FIRST

265 EVERGLEN Rise, Calgary T2Y5E7

MLS#: A2162369 Area: Evergreen Listing: 09/06/24 List Price: \$624,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2007
Finished Floor Area
Abv Sqft: 1,181
Low Sqft:
Ttl Sqft: 1,181
Lot Information
Lot Sz Ar: 4,424 sqft
Lot Shape:
Access:
Lot Feat: Back Yard, Corner Lot, Front Yard, Private, See Remarks
Park Feat: Double Garage Detached

DOM

12
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding
Flooring: Carpet, See Remarks, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: See Remarks
Int Feat: Kitchen Island, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Bedroom, 4pc Bathroom, and 2pc Bathroom, 3pc Bathroom.

Legal/Tax/Financial

Title: Fee Simple
Zoning: R-1N

Legal Desc:

0512452

Remarks

Pub Rmks:

**You will just love this beautiful family home and it's oversized lot - nearly 1.5 times larger than the neighbors! It is situated just across the street from a premiere playground in Evergreen which includes the perfect sledding hill. Come in from the lovely front porch and admire the view of your new open concept main floor complete with fireplace, luxury vinyl plank floors, and attractively renovated kitchen with updated appliances. On the second storey you will find a large master bedroom with walk-in closet along with 2 other bedrooms for the kids. The 4 piece bathroom is easily functional with a large countertop. Downstairs in the bright basement you'll notice the wide open rec room along with a roomy 3 piece bathroom. Plenty of storage space in the furnace room and electrical room is an added perk. By this time you will have appreciated the flawless professional paint job throughout the entire home! Some of the outdoor amenities include a sturdy fence with 6x6 posts, concrete stamped patio, oversized 2 car garage, stamped concrete driveway to the back alley, and a side yard easily big enough to house a large trampoline. Underground sprinklers keep the yard and flowerbed looking great. Other useful upgrades are the electronic front door lock and built-in vacuum system. As an added bonus the hot tub and/or children's playset can be included with your purchase!**

Inclusions:

**Call seller directly**

Property Listed By:

**Honestdoor Inc.**

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













