

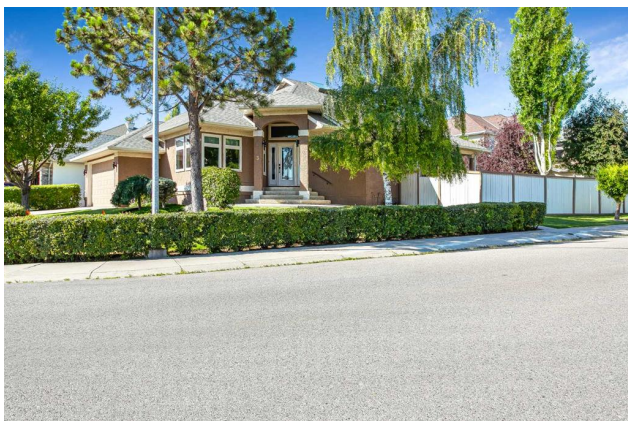


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 EVERGREEN Close, Calgary T2Y 2X7**

MLS® #: **A2162492**      Area: **Evergreen**      Listing Date: **09/04/24**      List Price: **\$924,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1993**  
Lot Information  
 Lot Sz Ar: **6,813 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,669**  
 Low Sqft:  
 Ttl Sqft: **1,669**

DOM

**14**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 19`0"	Dining Room	Main	13`1" x 14`7"
Living Room	Main	14`0" x 17`11"	Bedroom - Primary	Main	12`11" x 16`7"
Laundry	Main	6`0" x 8`5"	Bedroom	Basement	11`11" x 13`10"
Bedroom	Basement	11`6" x 13`10"	Family Room	Basement	18`7" x 19`4"
2pc Bathroom	Main	4`11" x 5`6"	5pc Ensuite bath	Main	12`2" x 12`9"
4pc Bathroom	Basement	4`11" x 9`5"	Furnace/Utility Room	Basement	12`0" x 24`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**9311413**

Remarks

Pub Rmks: **OPEN HOUSES SEPTEMBER 7th AND 8th 1-4PM. This immaculately maintained bungalow was a former Showhome built by Homes by Robert. Perfectly situated on a corner lot, this home is sure to impress with stunning landscaping. Hand scrapped engineered hardwood welcomes you into this open concept home. The kitchen features timeless white cabinets, garburator, silgranit sink and oversized granite island with additional storage space. The formal dining room is spacious and can host large family gatherings. The living room is complimented by a centred gas fireplace. The master bedroom can accommodating king-sized furniture with room to spare! The 5pc ensuite includes a large soaker tub, double sinks, 10mm glass shower, water closet & walk-in closet. A 2pc bathroom & laundry room complete the main floor. The fully finished basement has 9' ceilings and is home to a 3pc bathroom, 2 spacious bedrooms with walk-in closets, family room & large storage room. The sunny west-facing backyard is fully fenced and has a stoned patio, irrigation system, mature trees & gas line for optional BBQ or heater. Multiple upgrades to note are triple-pane windows throughout (including skylights), Hunter Douglas window coverings, central AC, phantom screens at the front & back door, new tankless water heater (July 2024) & new furnace (2018). The double attached garage is insulated. The home is located in a quiet cul-de-sac location with quick access to green spaces & Fish Creek Park. Conveniently situated, close to bus stops and Fish Creek LRT station.**

Inclusions:  
Property Listed By:

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

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